Our Ref: Q25227
Your Ref: DA/67/2025

GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

info@zoneplanning.com.au
zoneplanning.com.au
Zone Planning QLD Pty Ltd
ABN 13 660 561 704

13 March 2026

Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

Dear Madam,

INFRASTRUCTURE CHARGES REQUEST
DEVELOPMENT PERMIT (DA/67/2025)
MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (20 UNITS)
45 FRENCH STREET, SOUTH GLADSTONE
(LOT 16 CTN 1409)

We write on behalf of our client to formally submit a request to be considered for approval for a 100% reduction in infrastructure charges levied.

1.0 PROJECT SNAPSHOT

The Shelter Collective Group (our client) is a registered charity working in partnerships with other local charities, businesses and community sector to identify opportunities that will assist in combatting increasing homelessness and the impact of homelessness, in our Central Queensland communities.

The Shelter Collective Group progressed the necessary steps with Land and Surveying Services from Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, to be awarded the trustee of the crown land from the former Hibiscus Gardens Aged Care Facility.

This awarded trustee has resulted in the former abandoned facility being carefully analysed to deliver much needed housing, while adhering to the state reserve stipulations.



Figure 1: Aerial Imagery of the Subject Site

Following this tenure milestone, our client progressed and later received development approval to reinstate the dormant buildings as 20 x Multiple Dwellings over part of 45 French Street, South Gladstone. This development to re-establish applicable land uses was required following the former cancelled permits by the prior trustees.

The 'Cooinda' portion of the site is the subject of this application and is seeking to finalise the Multiple Dwellings for unrestricted long-term accommodation. It should be noted that the former 'Hibiscus' portion of the facility is under review to determine the best use to align with the reserve conditions, existing layout, and National Construction Code standards.

The Shelter Collective have noted that once the units are refurbished and all the imposed development conditions are satisfied, they will be offering the 20 units as long-term affordable rental options for vulnerable cohorts. These vulnerable cohorts are likely to be single over 55 year old and low-middle income essential services workers (i.e. health and care worker roles). These two groups have been identified as being in high need from their research into the region.

To deliver this affordable housing project at the former Hibiscus Aged Care Facility, The Shelter Collective are completing the necessary steps from fundraising/donations and in-kind work/labor. They have already raised $1M toward this project and estimate a further $1M of in-kind support from local business and tradesman. While that is a remarkable effort, they have estimated the total budget required for the refurbishment and completion of the development requirements at $3.5M; meaning there is still a lot of work to do to raise the target funds.

2.0 STRATEGIC GOAL ALIGNMENT

It is understood that Gladstone Regional Council has an adopted Strategic Advocacy 2025-2026 document which notes *Supporting Community Priorities via Affordable and Accessible Housing*. This advocacy is further outlined via the *Housing Advocacy Plan 2024* which includes elements such as a review of empty, unused or abandoned properties to increase existing supply.

This specific affordable and accessible housing project seeks to repurpose the former Hibiscus Gardens Aged Care Facility. While this facility includes existing buildings and infrastructure, these require refurbishment and upgrades to align with not only the Planning Scheme but current Building Code requirements.

Any supporting advocacy would be welcomed by the Shelter Collective Group, who are also progressing a deputation request with Council regarding this project, among others.

3.0 APPLICATION DETAILS

The development approval to reestablish the former aged care units over the 'Cooinda' portion of the site is for the following aspects of development:

- Development Permit for a Material Change of Use for Multiple Dwelling (20 units).

A Decision Notice was received by Zone Planning QLD on 21 November 2025 which included a suite of imposed development conditions (**Attachment 1**). The relevant Adopted Infrastructure Charge Notice (AICN) was issued on the same day.

The development application was lodged with Council on 15 August 2025 and is therefore subject to infrastructure charges under Council's Adopted Infrastructure Charge Resolution (No. 1) 2015 – Amendment No. 3 (AICR) which commenced on 4 June 2025.

The calculation in accordance with the AICR included a credit for part of the former facility which was far less than the nominated long-term accommodation charge. While the proposal is a conversion of use to allow occupancy in the buildings, rather than increase in built form, the AICR has failed to note no additional trunk load on the network.

Additionally, the AICR also acknowledges a 50% variation for development 'not on Council owned or controlled land' by a not-for-profit organisation. This was applied within the AICN issued on 21 November 2025.

The total liability under the AICN issued by Council is $172,841.

4.0 REBATE SCHEME REQUEST APPLICABILITY

It is understood that Council has an '*Infrastructure Charges Rebate Scheme Policy*' which this Policy was adopted by Council on 19 November 2019 and replaces the '*Infrastructure Charges Economic Development Incentive Scheme Policy*' which had originally been put in place by Council on 3 July 2018.

As per the Council's '*Infrastructure Charges Rebate Scheme Policy*' the purpose of the policy is:

*"The policy provides rebates on Levied Charges for developments proposing a Material Change of Use (other than for certain uses – '**Excluded Use'**), which deliver economic development and growth outcomes that align with Councils Economic Development Strategy and Planning Scheme."*

The policy further defines 'Excluded Use' as:

***"Excluded Use"** means the following land use definitions as defined in SC1.1 Use definitions within the Our Place Our Plan Gladstone Regional Council Planning Scheme V2:*

Use:	***Definition:***
Dual Occupancy	Premises containing two dwellings, each for a separate household, and consisting of: • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot.
Dwelling House	A residential use of premises for one household that contains a single dwelling. The use includes domestic out buildings and works normally associated with a dwelling and may include a secondary dwelling.
Dwelling Unit	A single dwelling within a premise containing non–residential use(s).
Multiple Dwelling	Premises containing three or more dwellings for separate households.
Relocatable Home Park*	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long–term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.
Rural Workers Accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self–contained.
Non–resident Workforce Accommodation	Premises used to provide accommodation for non–resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.

** Relocatable Home Park development that provides solely for residents over the age of 50 years, is not an excluded use, for the purposes of this Policy.*

The approved 'Multiple Dwelling' use was applied to allow the client flexibility to provide affordable housing at the subject site without imposed restrictions on demographics or leasing arrangements. This has resulted in the land use being deemed 'Excluded Use' as per policy definition despite the intent of the project aligning with the purpose of the policy and other Council commitments to the region.

Upon discussions with the Council Officers, it was confirmed that the rebate scheme policy was the preferred application process to consider the request given the intent of the project, despite the land use being an 'Excluded Use'.

It is further understood that Council has a nominated budget for development/s seeking a rebate in accordance with the policy. If Council considers the Multiple Dwelling (affordable housing) project merits aligning with the intent of the policy, i.e. in supporting a further reduction, this would be within an existing nominated budget allocation.

Note: While the matter was deferred (Ref: General Meeting Minutes 2/12/2025 G/4.3 Proposed Development Incentive Policy – GM/25/5589 Council Resolution), it is understood that the Officer's prepared a revised Infrastructure Charges Rebate Scheme policy for Council to consider. The revised policy included an updated Excluded Use definition. This updated definition removed Multiple Dwelling, among other changes.

The GM/25/5589 Council Resolution was carried unanimously to defer the item to a General Meeting by 30 June 2026. Due to critical timing associated with this housing project, our client cannot await a later motion.

As such, the request has been prepared in accordance with the current Rebate Scheme with supporting justification associated with the intent of the policy and assessment criteria despite the land use being noted as an 'Excluded Use'.

4.1 Policy Statement

4.1.1 - 6.1 Application of Policy

Section 6.1 of the policy sets out the criteria for application of the policy, and each of the criteria is briefly commented on below:

Criteria 1 - Are lodged with Council after the 1 July 2018; with respect to applications lodged prior to the 1 July 2018, Council may in its sole discretion, consider Development Applications approved and not yet constructed, or Development Applications that have been lodged but not yet decided;

Comment

The development application was lodged with Council on 15 August 2025 and thus complies.

Criteria 2 - Are for any land use as defined within SC1.1 Use definitions of the Our Place Our Plan Gladstone Regional Council Planning Scheme V2 other than an Excluded Use as defined herein;

Comment

The subject approval is for 'Multiple Dwelling' which is a listed land use within SC1.1 of the Gladstone Planning Scheme, however is an 'Excluded Use' under the policy.

Although Multiple Dwelling was excluded from economic development and growth when the policy was adopted in 2019. Several climatic changes have incurred across a global and regional scale which included impacts on the construction industry, housing availability and housing affordability. Recent data from the Rental Affordability Snaphot – Regional Reports 2025 continues to identify that the regions require more affordable and accessible housing. This regional report has been attached to this submission (**Attachment 2**).

It is therefore contended that the policy direction is outdated and should consider the economic and growth deliverables from higher density residential development outcome in the region. Particularly when housing diversity can either retain or attract individuals/couples or families in the Gladstone region. The economic output from retaining or attracting people in the Gladstone community is difficult to model, however, it is understood that it is valuable from employment/business/community perspective.

Criteria 3 - Are proposed to be located within a Priority Infrastructure Area or Township Zone as defined in the Our Plan Our Plan Gladstone Regional Council Planning Scheme V2.

Comment

The subject site is located within a Priority Infrastructure Area as per **Figure 2** below.

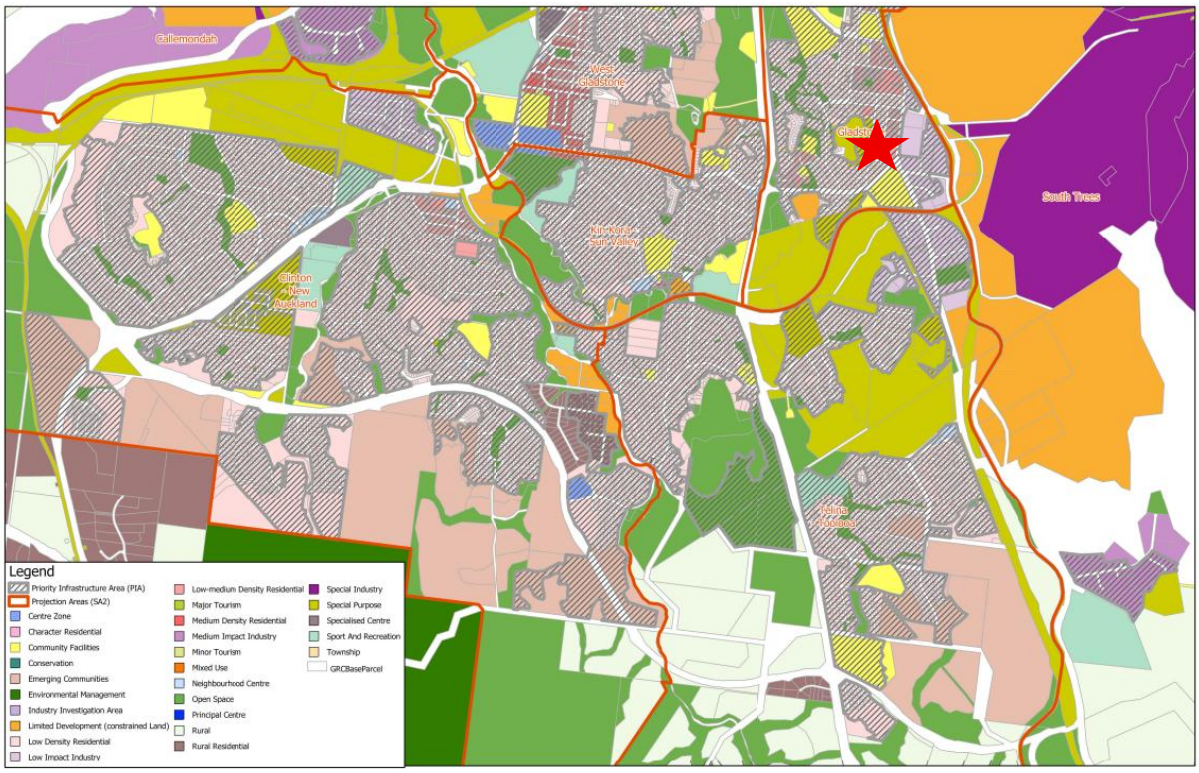


Figure 2: Map 5 – PIA Zoning (Extract from Council's Website)

4.1.2 – 6.2 Rebates

Section 6.2 of the policy notes that the rebate may be levied by 50% with a maximum concession of $500,000. It is noted that an Infrastructure Agreement is required to execute this concession.

Comment

The applicable concession sought is the balance of the charge in the AICN to be levied (totaling 100% variation).

The charge noted in the AICN is **$172,841** which remains under the capped amount of $500,000. It is requested Council issue the applicable Infrastructure Agreement template with the approval.

4.1.3 - 6.3 Rebate Conditions

It is also noted that section 6.3 of the Policy outlines the 'Rebate Conditions' which a development must meet. These conditions are as follows:

Condition 1 - Be completed within two years from when the Material Change of Use of Premises Development Permit starts to have effect;

Comment

The Decision Notice for this development was issued on the 21 November 2025, meaning works have to be completed prior to the 21 November 2027. Our client is progressing with all the relevant conditions as per the evidence in Attachment 1. They are intending to complete the project in 2026. As a result, the development has complied with this requirement.

Condition 2 - If staged, the first stage be completed within two years of when the Material Change of Use of Premises Development Permit starts to have effect with all stages of the development being completed within four years of when the Material Change of Use of Premises Development Permit starts to have effect;

Comment

The Development Permit does not include any staging.

Condition 3 - Should these Rebate Conditions not be met then no reduction in the Levied Charges shall be applicable and the balance of the Levied Charges then outstanding shall be immediately due and payable.

Comment

It is intended to meet the Rebate Conditions so therefore this condition should not have to be invoked.

CONCLUSION

The rebate scheme allows for certain types of development the opportunity to apply a 50% discount to the levied charge. Our client seeks an out-of-scope concession of 100% totalling **$172,841.** This additional concession alleviates the need to factor in the AICN within the budgeted refurbishment costs.

This concession will assist the Shelter Collective Group to continue to raise the applicable funds to deliver the Development Approval requirements and commence occupancy at the facility; resulting in much needed affordable housing delivered to the community.

Should you have any queries concerning the above please contact either Zone Planning QLD (Shaunte Farrington or Stephen Edners) or the Shelter Collective Group.

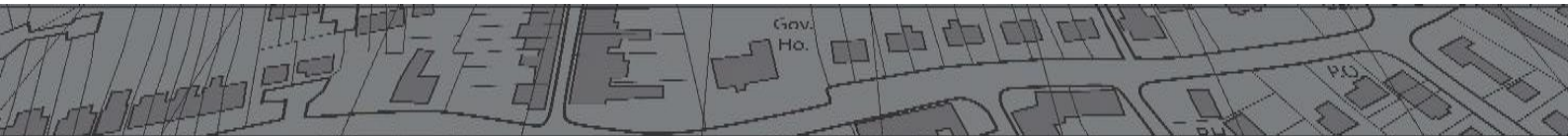
Yours sincerely,

STEPHEN ENDERS I DIRECTOR
ZONE PLANNING QLD

THE SHELTER COLLECTIVE

SHELTER COLLECTIVE GROUP

ATTACHMENT 1
Copy of Development Conditions



Contact Officer: Zayra Gomez Rodriguez
Our Ref: DA/67/2025

21 November 2025

The Shelter Collective Group Ltd
c/- Zone Planning
PO Box 5332
GLADSTONE QLD 4680

Dear Sir/Madam

AMENDED DECISION NOTICE – APPROVAL
Planning Act 2016

Application Number:	DA/67/2025
Proposal:	Multiple Dwelling (20 Units) and Caretaker's Accommodation
Address:	45 French Street, SOUTH GLADSTONE QLD 4680
Property Description:	Lot 16 CTN 1409
Categorising Instrument:	*Gladstone Regional Council Planning Scheme V2*

The proposal as described above was approved on 20 November 2025 by Council's delegate. The attached decision notice provides the relevant details including your appeal rights.

The development must be carried out in accordance with the attached decision package:

1) Decision notice
2) Assessment manager conditions
3) Approved plans
4) Referral agency response
5) Statement of reasons
6) Notice to commence use
7) Infrastructure charges notice
8) Appeal rights

ENQUIRIES

Should you have any enquiries in relation to this correspondence, please contact «Responsible_Officer» on (07) 4970 0700

Yours faithfully



Tegan McDonald
Principal Planning Lead

DECISION NOTICE

Application Number:	DA/67/2025
Proposal:	Multiple Dwelling (20 Units) and Caretaker's Accommodation
Decision Date:	20 November 2025

Applicant Details	
Name:	The Shelter Collective Group Ltd C/ Zone Planning Group
Postal Address:	PO Box 5332 GLADSTONE QLD 4680

Property Details	
Address:	45 French Street, SOUTH GLADSTONE QLD 4680
Property Description:	Lot 16 CTN 1409

Decision Details	
Development:	Material Change of Use – Development Permit
Assessment Benchmarks:	*Gladstone Regional Council Panning Scheme V2* a) Acid Sulphate Soils overlay code b) Airport Environs overlay code c) Bushfire Hazard overlay code d) Low-Medium Density Residential Zone Code e) Development Design Code f) Landscaping Code
Level of Assessment:	Assessable development – Code assessment
Decision:	Approved in full, subject to conditions
Conditions:	The conditions relevant to this decision are enclosed within this notice. These conditions are clearly identified to indicate whether the assessment manager or a referral agency imposed them.
Referral Agencies:	Fitzroy and Central Queensland SARA Office (07) 4924 2913 RockhamptonSARA@dsdilgp.qld.gov.au
Superseded Planning Scheme:	Not Applicable
Variation Approval:	Not Applicable
Currency Period of Approval:	The standard currency period stated in s85 of the *Planning Act 2016* applies to each aspect of development in this approval, if not stated in the conditions of approval enclosed.

Further Approvals Required	
Other Development Permits	1) Building Work 2) Plumbing and Drainage Works

ASSESSMENT MANAGER CONDITIONS

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date
Cover Sheet	AA00	Fab Ideas	25/09/25
General Notes and Scope	AA01	Fab Ideas	25/09/25
Existing Site Plan	AA02	Fab Ideas	25/09/25
Context Plan and Planning Summary	AA03	Fab Ideas	25/09/25
Proposed Master Plan	AA04	Fab Ideas	25/09/25
Floor Plan Block A,B,C and D	AA05	Fab Ideas	25/09/25
Floor Plan Caretaker and Type C Unit	AA06	Fab Ideas	25/09/25
Floor Plans Type A and B Units	AA07	Fab Ideas	25/09/25
Roof Plan	AA08	Fab Ideas	25/09/25
Elevations E1 and E2 – Sections S1 and S2	AA09	Fab Ideas	25/09/25
3D Views – 1,2 and 3	AA10	Fab Ideas	25/09/25
3D Views – 4,5 and 6	AA11	Fab Ideas	25/09/25
Landscape Cover Sheet	LA00	Fab Ideas	14/08/25
Landscape Concept Design	LA01	Fab Ideas	14/08/25
Plant Schedule and Typical Details	LA02	Fab Ideas	14/08/25
Materials and Character – Typical Details	LA03	Fab Ideas	14/08/25
Engineering Infrastructure Report	OSK7068-0003	Oska Consulting Group	08/08/25
Conceptual Stormwater Management Plan	OSK7068-0002	Oska Consulting Group	08/08/25
Waste Management Plan	Q25227	Zone Planning Group	13/08/25
Traffic Engineering Report	-	Modus Transport and Traffic Engineering	11/11/25

Condition		Timing
1)	**Carry Out the Approved Development** Undertake development generally in accordance with the approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s).	At all times.
2)	**Mailbox Locations** Construct a mailbox located a maximum of 6m from the front property boundary. The mailbox is to be easily identifiable for emergency services from the frontage of the site.	As part of construction.
3)	**Caretakers Accommodation – Strata Titling** Strata titling of the Caretakers Accommodation is not permitted.	At all times.
4)	**Caretakers Accommodation – Use of Premises** The Caretakers Accommodation is only to be occupied by the proprietor, manager or caretaker of the business activities, together with any immediate family of that person.	At all times.
5)	**Damage to Infrastructure and Land** Notify Council immediately if any Council infrastructure or land is damaged as a	At all times during

Condition		Timing
	result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council. Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be submitted to Council when requested.	construction.
6)	**Boundary Fencing** Maintain a minimum 1.8m high screen fence along the boundaries of the development.	At all times.
7)	**Access** As per the approved Traffic Impact Assessment, the applicant shall remove the 4 nominated car parking spaces on Sigg Street. The existing car parking space line marking shall be removed by a method acceptable to Council, and a yellow line (in accordance with AS1742.11 Clause 7.2) shall be installed along the length from the existing bus stop to the proposed site egress opposite Leanard Street.	Prior to commencement of use.
8)	**On-Site Car Parking Requirements** a) Construct and make available a minimum of 23 on-site car parking spaces; and b) Construct all car parking spaces, circulation areas and speed control devices to be imperviously sealed, drained, line marked and designed to allow all vehicles to drive forwards when entering and leaving the property in accordance with *AS/NZS 2890.1:2004 Parking facilities – Off-Street Car Parking* and *AS 2890.6:2022 Parking Facilities - Off-Street Parking for People with Disabilities* and the *Engineering Design Planning Scheme Policy* of the *Gladstone Regional Council Planning Scheme.*	As part of construction and at all times.
9)	**On-Site Bicycle Parking Requirements** **a)** Construct and make available a minimum of 4 on-site bicycle parking spaces within 30m walking distance of the front door of the development; and **b)** Ensure construction is in accordance with *AS2890.3-2015 Parking Facilities Bicycle Parking.*	As part of construction and at all times.
10)	**Waste Management Plan** Implement the Waste Management Plan.	At all times.
11)	**Waste Storage Areas** a) Construct a 1.8m high fence and waste storage area of a sufficient size to house all waste collection containers. These are to be imperviously paved with a hose cock and hose fitted for cleaning purposes; and b) Waste storage areas are not to be visible from the road frontage.	As part of construction and at all times.
12)	**Landscaping Plan** Submit a revised Landscaping Plan to: i) Be generally in accordance with *Table 9.3.4.3.2 - Plant Species List* of the *Landscaping Code* of the *Gladstone Regional Council Planning Scheme* and the *Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification*; and ii) Identify the landscape works to be carried out; and	As part of any application for building works.

Condition		Timing
	iii) Include the plant schedule detailing the number of plants, species, pot size and height at planting; and iv) Include details of soil and mulch types, including depths, areas of turf, garden edges and paving finishes; and v) Demonstrate the location and species of any existing trees, with an indication as to whether each tree is proposed to be retained or removed, and natural and finished ground levels if filling is to occur in the vicinity of any tree; and vi) Show planting of street trees within road reserve; and vii) Show details of the proposed irrigation system; and viii) Show details and specifications for any disturbed areas such as turfing of the verge and weed eradication and grassing internally.	
13)	Construct the landscaping in accordance with the approved Landscaping Plan.	As part of construction.
14)	**Shade Trees for Car Parking** Construct trees within the designated vehicle parking area as nominated in the approved plan package in accordance with *Table 9.3.4.3.2 - Plant Species List* of the *Landscaping Code* of the *Gladstone Regional Council Planning Scheme* and the *Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification*.	As part of construction.

Assessment Manager's Advice	
1)	**Infrastructure Charges Notice** A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. The amount in the Infrastructure Charges Notice has been calculated according to Council's Adopted Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately. The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Council for review of the charge amount prior to payment. The time when payment is due is contained in the Infrastructure Charges Notice.
2)	**Plumbing and Drainage Works** Obtain a plumbing and drainage works permit in accordance with the *National Construction Code* and the *Plumbing and Drainage Act 2018*.
3)	**Building Work** Obtain a development permit for building work in accordance with the *National Construction Code,* the *Building Act 1975* and the *Planning Act 2016.*
4)	**Water Infrastructure** Connections to Council's live water reticulation network must be carried out by Council at the Applicant's cost.
5)	**Sewerage Infrastructure** Connections to Council's live sewerage network must be carried out by Council at the Applicant's cost.

STATEMENT OF REASONS

Application Number:	DA/67/2025
Proposal:	Multiple Dwelling (20 Units)
Property Address:	45 French Street, SOUTH GLADSTONE QLD 4680
Property Description:	Lot 16 CTN 1409

The following information is provided in accordance with s63(5) of the *Planning Act 2016* and must be published on the assessment manager's website.

The above development application was approved in full with conditions.

Reasons for the Decision

The reasons for this decision are:

a) The application was properly made and followed the process set out in the Development Assessment Rules in effect at the time the application was properly made.
b) The application was assessed against the applicable Assessment Benchmarks identified in this Statement.
c) The assessment manager found that, subject to the reasons listed below and/or the imposition of development conditions contained in the Decision Notice, the development generally complied with the relevant Assessment Benchmarks applicable to the development identified in this Statement.
d) The development is generally consistent with the outcomes of the Zone Code, minimising potential land use conflicts.

REFERRAL AGENCY RESPONSE

State Assessment Referral Agency

Pursuant to s56 of the *Planning Act 2016*, the State Assessment Referral Agency advises that it has no objections to Gladstone Regional Council issuing a Development Permit, as per the enclosed referral agency response.

NOTICE OF INTENTION TO COMMENCE USE

Please complete and return this form to Council once all conditions have been met and the use is about to commence. It is a condition of approval that this form is completed and returned to Council.

Application Number:	DA/67/2025
Proposal:	Multiple Dwelling (20 Units) & Caretakers Accommodation
Address:	45 French Street, SOUTH GLADSTONE QLD 4680
Property Description:	Lot 16 CTN 1409
Categorising Instrument:	*Gladstone Regional Council Planning Scheme V2*

I am hereby notifying you of my intention to commence the approved use on

_____

Date

Applicant:

Address:

_____

Signature of Applicant

_____

Date

Please return this form via email to info@gladstone.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE
Planning Act 2016 and Local Government Act 2009

Application Number:	DA/67/2025
Applicant Name:	The Shelter Collective Group Ltd C/ Zone Planning Group
Applicant Address:	PO Box 5332 GLADSTONE QLD 4680

Land to which the Levied Charge Applies

Property Address:	45 French Street, SOUTH GLADSTONE QLD 4680
Property Description:	Lot 16 CTN 1409

Development to which the Levied Charge Applies

Planning Scheme:	Gladstone Regional Council Planning Scheme Version 2.0
Development:	Multiple Dwelling (20 Units) & Caretakers Accommodation
Charge Area:	1

Amount of the Levied Charge
The levied charge has been calculated in accordance the Gladstone Regional Council Adopted Infrastructure Charges Resolution (No 1) – 2015 Amendment No.3, the *Planning Act 2016* and the *Planning Regulation 2017.*

Levied Charge Calculation – Material Change of Use – Multiple Dwelling

Adopted Infrastructure Charge Category	Adopted Infrastructure Charge	Demand Units	No. of Demand Units	Gross Levied Charge Amount
Residential	$20,222.30	1- or 2-bedroom dwelling	20	$404,446.00
		Gross Levied Charge Amount Total		$404,446.00

Levied Charge Calculation – Caretaker's Accommodation

Adopted Infrastructure Charge Category	Adopted Infrastructure Charge	Demand Units	No. of Demand Units	Gross Levied Charge Amount
Minor use	Nil	-	-	$0.00
		Gross Levied Charge Amount Total		$0.00

***Applied Credit Calculation* – Residential Care Facility**

Adopted Infrastructure Charge Category	Value of Credit Unit	No. of Credit Units	Applied Credit Amount
Community Service	$70.80 / m2 GFA	830 m2	$58,764.00
	Applied Credit Amount Total		$58,764.00

Net Levied Charge Summary

Gross Levied Charge Amount Total	Applied Credit Amount Total	Net Levied Charge Amount
$404,446.00	$58,764.00	$345,682.00

Applied Variation

Category	Amount of Variation	Applied Variation Amount
Not-for-Profit Organisations and Development not on Council-owned or controlled land	50 %	$172,841.00
	Applied Variation Amount Total	$172,841.00

Net Levied Charge Amount - $172,841.00 (total amount owing + Annual adjustments)

Offsets and Refunds
No offsets or refunds are applicable to this application or calculation of applicable levied charges.

Due date for payment of Levied Charge
If the levied charge applies to a Material Change of Use – payment of the total levied charge must be made before the change happens. To remove any doubt, payments may be staged in accordance with staging detailed in the levied charge above.

Payment Details
Payment of the levied charge must be made to Gladstone Regional Council. Payment can be made by one of the following methods:

In Person *(cash, cheque, EFTPOS)*	Visit one of Council's Customer Service Centres: 1) Agnes Water Rural Transaction Centre - 71 Springs Road, Agnes Water QLD 4677 2) Boyne Tannum Community Centre - Cnr Wyndham & Hayes Avenues, Boyne Island QLD 4680 3) Calliope Library and Transaction Centre - 3 Don Cameron Drive, Calliope QLD 4680 4) Gladstone Office - 101 Goondoon Street, Gladstone QLD 4680 5) Miriam Vale – 41 Blomfield Street, Miriam Vale QLD 4677 6) Mount Larcom - 47 Raglan Street, Mount Larcom QLD 4695
Phone *(credit card only)*	Phone 07 4970 0700
Post *(cheque only)*	Post a cheque with a cover letter referencing «Application_Number» to: Gladstone Regional Council, PO Box 29, Gladstone Qld 4680
Council does not offer Bpay for this payment and does not accept American Express or Diners Club credit cards.	

Good and Services Tax
The federal government has determined that rates and utility charges levied by a local government is GST free and accordingly, no GST is included in this infrastructure charges notice.

Failure to Pay Levied Charge
In accordance with section 144(1) of the *Planning Act 2016*, a levied charge under this infrastructure charges notice is, for the purpose of its recovery, taken to be rates of the local government. Compound annual interest is to be applied on an overdue levied charge.

Lapsing of Levied Charge
In accordance with section 119(11) of the *Planning Act 2016*, this infrastructure charges notice will lapse if the development approval to which it relates stops having effect.

Appeal Rights
In accordance with section 121(3)(b) of the *Planning Act 2016*, an extract from the *Planning Act 2016* is attached stating any appeal rights the recipient has relating to this Infrastructure Charges Notice.

APPEAL RIGHTS
Planning Act 2016 and Planning Regulation 2017

Chapter 4 Infrastructure

Part 2 Provisions for local governments

125 Representations about infrastructure charges notice

1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
2) The local government must consider the representations.
3) If the local government—
   a) agrees with a representation; and
   b) decides to change the infrastructure charges notice; the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a negotiated notice) to the recipient.
4) The local government may give only 1 negotiated notice.
5) A negotiated notice—
   a) must be in the same form as the infrastructure charges notice; and
   b) must state the nature of the changes; and
   c) replaces the infrastructure charges notice.
6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient. [s 126] *Planning Act 2016* Chapter 4 Infrastructure Page 142 Current as at 10 June 2022 Authorised by the Parliamentary Counsel

126 Suspending relevant appeal period

1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
2) The recipient may give only 1 notice.
3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal

Chapter 6 Dispute resolution

Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

1) Schedule 1 of the *Planning Act 2016* states –
   a) Matters that may be appealed to –
      i) either a tribunal or the P&E Court; or
      ii) only a tribunal; or
      iii) only the P&E Court; and
   b) The person -
      i) who may appeal a matter (**the *appellant***); and
      ii) who is a respondent in an appeal of the matter; and
      iii) who is a co-respondent in an appeal of the matter; and
      iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the *Planning Act 2016*)

2) An appellant may start an appeal within the appeal period.
3) The ***appeal period*** is –
   a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
   b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
   c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice us published under section 269(3)(a) or (4); or
   d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
   e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
   f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note – See the P&E Court Act for the court's power to extend the appeal period.

4) Each respondent and co-respondent for an appeal may be heard in the appeal.
5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
   a) the adopted charge itself; or
   b) for a decision about an offset or refund-
      i) the establishment cost of trunk infrastructure identified in a LGIP; or
      ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
   a) is in the approved form; and
   b) succinctly states the grounds of the appeal.
2) The notice of appeal must be accompanied by the required fee.
3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
   a) the respondent for the appeal; and
   b) each co-respondent for the appeal; and
   c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
   d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
   e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph © or (d); and
   f) for an appeal to the P&E Court – the chief executive; and
   g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
4) The *service period* is –
   a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
   b) otherwise – 10 business days after the appeal is started.
5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
4) In this section –
   decision includes-
   a) conduct engaged in for the purpose of making a decision; and
   b) other conduct that relates to the making of a decision; and
   c) the making of a decision or failure to make a decision; and
   d) a purported decision; and
   e) a deemed refusal.

   non-appealable, for a decision or matter, means the decision or matter-
   a) is final and conclusive; and
   b) may not be challenged, appealed against, reviewed, quashed, set aside, or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
   c) is not subject to any declaratory, injunctive, or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

45 French Street South Gladstone - Lot &Plan Number 16CTN1409

The Shelter Collective

ARC21- Development Application

Architectural

Project Number: FA25033

GLADSTONE REGIONAL COUNCIL

PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

Architectural Drawings

No	Name	Rev
AA00	Cover Sheet	DD6
AA01	General Notes and Scope	DD6
AA02	Existing Site Plan	DD6
AA03	Context Plan and Planning Summary	DD6
AA04	Proposed Master Plan	DD6
AA05	Floor Plan Block A, B , C and D	DD6
AA06	Floor Plan Caretaker and Type C Unit	DD6
AA07	Floor Plans Type A and Type B Unit	DD6
AA08	Roof Plan	DD6
AA09	Elevations E1 and E2- Sections S1 and S2	DD6
AA10	3Dviews - 1,2 and 3	DD6
AA11	3Dviews - 4, 5 and 6	DD6



Initial Design
Concept Only

Rev	Description	Date
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07
DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Preliminary Sketch Plans:
If the drawings are labelled and issued 'CONCEPT', 'PRELIMINARY', they are not suitable for Building Application, tender or construction purposes!
The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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Issued for
Development Application

date **2025.09.25**

Designed
Elmira Esfahani

Job No:
FA25033

Use Scale & Ruler as A Guide Only
- All dimensions, details, site levels and finished floor levels to be confirmed by contractor before commencement of any construction and responsible people notified of any discrepancies

N

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Document Set ID: 6499531
Version: 1, Version Date: 07/10/2025

Project Description:
Internal renovation works to existing 1982-built residential units. No changes to structural elements, kitchen layouts, or plumbing fixture locations. Works are limited to wet area upgrades and internal finishes to ensure compliance with current NCC 2022 and QDC standards.

Demolition and Preparation
1. Remove existing bathroom floor and wall tiles only.
2. Allow for the safe removal and disposal of asbestos-containing materials in accordance with WHS and EPA requirements (licensed contractor only).
3. Disconnect bathroom fixtures (by licensed trades) for reinstallation after tiling.

Bathroom Wet Area Upgrades
1. Re-tile bathroom floors and walls to match existing layout.
2. Apply new waterproofing membrane in compliance with AS 3740:2021 to:
Entire bathroom floor
3. Shower walls to a minimum of 1800 mm above floor level
4. All wall/floor junctions and penetrations
5. No changes to fixture locations (WC, basin, shower) or wall framing. Unless Nasser

Smoke Alarm Upgrade
1. Install new smoke alarms compliant with QDC MP 6.1 and NCC 3.7.2.5:

Photoelectric
1. Interconnected across the unit
2.Hard-wired with battery backup
3. Located outside bedroom/living areas as required

Floor Finishes
1.Supply and install hybrid vinyl plank flooring throughout all non-wet areas (living, kitchen, bedrooms).
2.Wet area floors to be tiled with non-slip rated tiles to AS 4586.

Fixtures and Finishes
1. Replace all internal doors, architraves, and skirtings where affected.
2. Install hybrid vinyl plank flooring throughout living, kitchen, and bedroom areas.
3. Tile floors in all wet areas.
4. Repaint all ceilings and internal walls using low-VOC acrylic paint.

Energy Efficiency Upgrades
1. Install R2.5 insulation to ceilings of all renovated units.
2. Replace or upgrade windows (if applicable) to comply with QDC MP 4.1 energy efficiency performance standards.
3. Seal gaps around windows and doors for improved thermal performance and draft prevention.

General Notes

1. All works to comply with NCC 2022 Volume 2 and relevant Australian Standards.
2. No structural changes, no change to kitchen layout or joinery.
3. All plumbing and electrical works to be carried out by licensed contractors.
4. Any asbestos removal to be conducted by licensed personnel per WHS Regulation 2011 and Code of Practice: How to Safely Remove Asbestos 2022.
5. Work areas to be left clean, safe, and secure at all times.
6. Smoke alarms and waterproofing to be certified by qualified installers with Form 16 at completion.
7. Add R2.5 ceiling insulation to any new ceiling areas.
8. If replacing windows, use performance glazing or specify U-value and SHGC.
9. Renovated areas to meet applicable energy efficiency provisions.
10.Fire Separation Between Units (NCC Vol 2 – Part 3.7).
Walls between units to FRL 60/60/60 minimum.
11.Wall construction between Class 1a units to achieve a minimum Fire Resistance Level (FRL) of 60/60/60 in accordance with NCC Vol 2 – Part 3.7.1.5 and tested per AS 1530.4.
12. **Exhaust fans** in bathrooms, toilets, and laundries shall be ducted directly to outside air via eaves, walls, or roof in accordance with NCC 2022 Vol 2, Part 10.8.2. Exhaust through soffit/roof to be approved by manufacturer to not void warranty
13.Where windows are replaced, they must comply with AS 2047 for performance and AS 1288 for safety glazing. All habitable rooms to meet minimum natural light and ventilation per NCC Part 3.8.4 and 3.8.5.
14.All wet area floors must be graded to floor wastes, including non-mandatory wastes, in accordance with NCC Housing Provisions 2022, Part 10.2.12.
15.Waterproofing must be installed by a licensed contractor and certified on completion with Form 43 or Form 16 as per QBCC requirements.
16.All renovated areas must meet NCC Part 13 Energy Efficiency, including minimum R2.5 ceiling insulation, appropriate sealing of building envelope, and glazing to meet U-value/SHGC requirements as applicable.

Where required by planning conditions or client brief, entryways and internal circulation may be upgraded to meet Liveable Housing Design (Silver Level) standards under QDC MP 4.1. Otherwise, LHD compliance is not applicable to internal-only renovations.

Roof Notes

Metal Roof
- Roof sheeting is to be supplied and installed in accordance with the National Construction Code, relevant and current Australian Standards, Manufacturers' specifications and current best practice methods.
- Roof pitch to be confirmed by maniac.
- All roof sheeting must be branded to with Manufacturers name. Flashings and cappings must be compatible and supplied by the same Manufacturer as the roof sheeting. Fix using screws in accordance with Manufacturers' written specifications for the nominated Wind Category/Colour matched.

Roof Drainage Notes
- Plumbing vents not shown. Building and Plumber to make necessary provisions. Seal and waterproof any roof penetrations.
- All roof drainage system components made from aluminium alloys, aluminium/zinc alloy-coated steel, copper, copper alloys, zinc-coated steel and zinc shall comply with the relevant and current Australian Standards and current best practices.
- All gutter and downpipes are to be installed in accordance with the National Construction Code Volume 2 Part 7.4. & AS/NZ S3500.3
- All roof water is to be collected on-site and discharged to Council legal point of discharge, kerb and channel discharged to drain away from all buildings and fall to the approved discharge point.

Eaves Gutter
All eaves gutters are to be designed for storm events to NCC req.
- Location Gladstone
- Average Recurrence Interval (ARI) 20 years
- 5 minute duration rainfall intensity 229
All overflow measures and gutter support systems shall be applied in accordance with the relevant and current Australian Standards and current best practices.
The gradient to all eaves gutters shall not be less than 1:500.

Downpipes Min 100Ø
- To ensure appropriate fall and capacity to discharge all water collected during a rain event, all downpipes must not serve more than 12m of gutter length for each downpipe.
- The selected downpipe should be an appropriate selection with consideration to style, size and rainfall intensity.
- Downpipes should be located as close as possible to corners.

Roof Notes
1. Fall eaves gutters 1:500 minimum
2. Roofing, downpipes, flashing and cladding to be installed to manufacturer's directions and to comply with BCA requirements and comply with AS 1562.1 (Design and Installation of Sheet Roof and Wall Cladding).
3. All roof penetrations (e.g., vents, flues) must be sealed using approved methods, such as Dektite or equivalent, to ensure watertight and wind-resistant installations.
4. ONLY WHERE REQUIRED BY AUSTRALIAN STANDARDS OR THE BUILDING CODE OF AUSTRALIA : Fall Arrestors & Arrestor Hitching points to be manufactured and installed in accordance with Australian Standards and Workplace Health and Safety Regulations.
5. Pluming vents not shown. Builder and/or Plumber to make provision for.
6. Ensure the stormwater drainage system can accommodate high-intensity rainfall associated with cyclonic weather, as outlined in AS/NZS 3500.
7. Eaves gutters to achieve 10,000mm2 cross-sectional area.
8. Eaves gutters size 110mm rear
9. downpipe 100m.
10. Spacing and installation must comply with AS/NZS 3500 to accommodate stormwater drainage requirements.
11. Roof sheeting and fixings must be installed per the manufacturer's specifications and engineered to withstand cyclonic wind loads as specified in AS/NZS 1170.2.
12. All connections and supporting members must comply with AS 4055 and relevant cyclone-specific requirements.
13. If further detail required, builder to provide required extra details/ shop drawing for owner an designer review.
14. Roof pitch/fall to follow the existing roof.

Wind Category: C2
All structural components, roof sheeting and other design elements are to be designed, constructed and installed to suit the nominated wind category. refer to eng, drawings.

Note:
These architectural drawings are for preliminary review purposes only. They do not provide sufficient detail for the construction of all elements shown.
Additional details will be provided upon request.
Where the architect is not appointed to manage document coordination, the builder and/or project manager is responsible for ensuring the alignment of documents between the architect, sub-consultants, and sub-contractors (e.g., structural engineer, etc.).

GLADSTONE REGIONAL COUNCIL
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SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
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DD6	Development Application	2025.09.25

Issue for
Development Application

Guide/Notes:

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

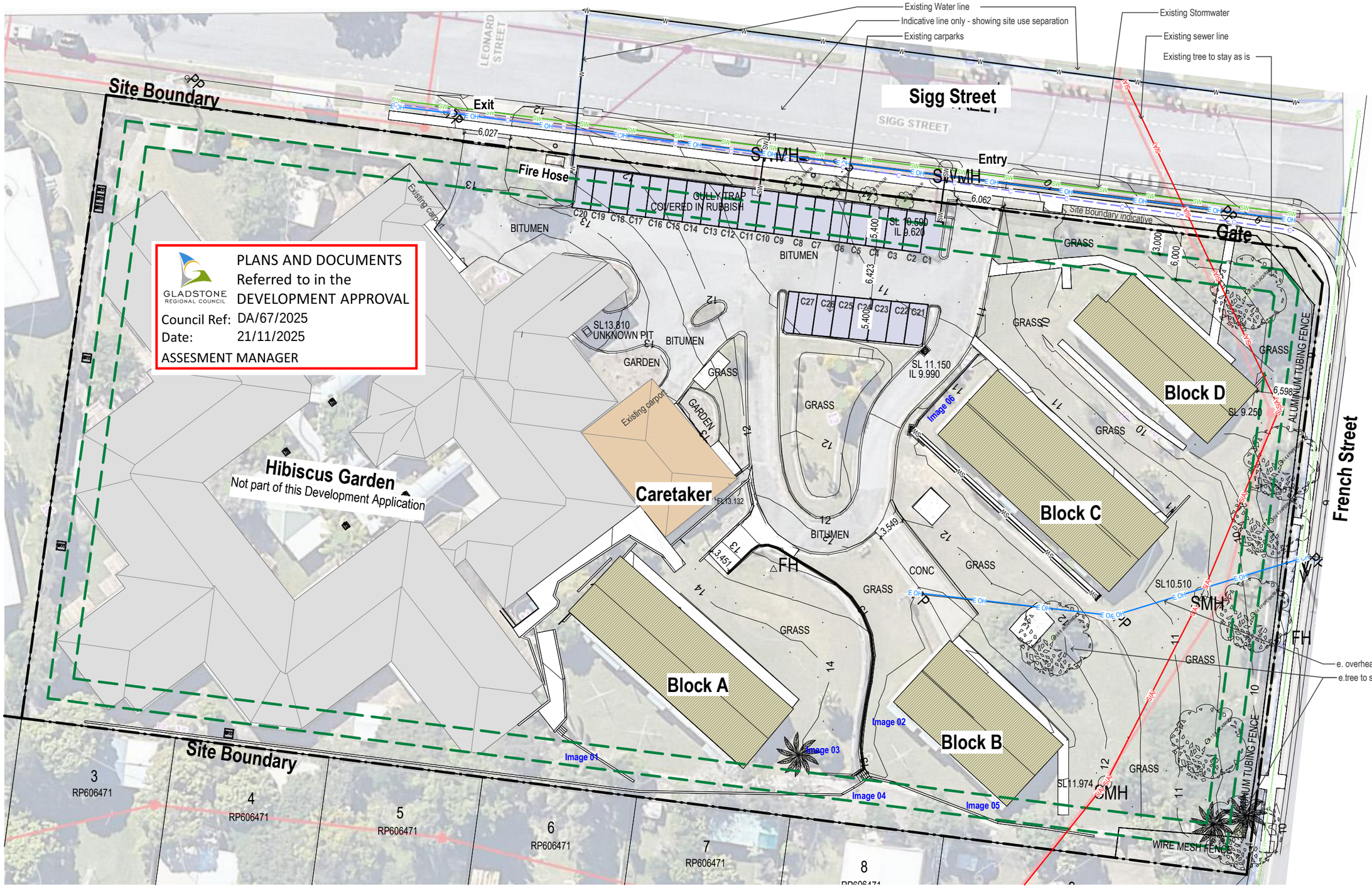
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Drawing Name
General Notes and Scope

Review EE	Design EE	Drawn MA, EE
Project Number FA25033		Scale @A1 1 : 100
		Date 2025.09.25
Page NO: AA01		Rev. DD6

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Version: 1, Version Date: 07/10/2025



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Council Ref: DA/67/2025
Date: 21/11/2025
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1 Existing Site Plan
1 : 250 @ A1


Image 01- Existing Retaining wall A


Image 02- Existing Retaining wall B


Image 03-upper landscape Block A toward Block B


Image 04- South boundary


Image 05- looking back to block A


Image 06- Block C side looking back to block A

Services Legend	
E OH E OH	Existing Electrical Line Over Head
C C C	Existing Communications
S(A) S(A) S(A)	Existing Sewer Line
SW SW SW	Existing Storm Water Line
W W W	Existing Water Line

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Issue for
Development Application

Guide/Notes:

Initial Design Concept Only

colour drawing

Project:
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Drawing Name
Existing Site Plan

Review	Design	Drawn
EE	EE	MA, EE

Project Number: FA25033
Scale @A1: As indicated
Date: 2025.09.25
Page NO: AA02
Rev.: DD6

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Version: 1, Version Date: 07/10/2025



Bird eye view

Development Summary

Site Information
Address: 45 French St, Gladstone QLD, 4680
Lot &Plan Number 16CTN1409

Site Area: approx. **1.3ha**
Site Area of Development: approx. **6434m²**
Max ht allowed: **8.5 meter**

Preliminary Areas:
Coorinda
- 20x Single studio unit
- Patio /front porch (10 m²)
- 1x Caretaker unit(55m² private gardens,39m² Verandah)
- 30x Carparks and 4 Bicycle parks
-

Site
- Communal area , BBQ and fire pit
- Exisitng and new landscaping (soft and hard landscaping)

Area Summary
Total Site Cooinda side: 6493m²

Total GFA: 830 m² (20 units, Block A, B , C and D)
Communal Open Space*(external areas): 767 m²

Total Areas: 1,597 m²
Site Cover: 24% Cooinda side

External/Site Areas

* Communal Open Space	
Area	**Sq.m**
New Driveways	235 m²
New patio	104 m²
Carpark	428 m²
Landscape	8,607m²
Total	**767 m²**

Vehicle parking rates

Use	Vehicles	Bicycles
Cooinda	23 new (20 units+3visitors) 1 e. caretaker carport	4 new
Others*	40 existing 1 e. manager	4 new
Total	**65**	**8**

***not part of this application.**

Units Summary

Block	Unit Type	Intenal Area	Outdoor area
A	A	40m²	7m²
A	B	40m²	7m²
B	A	40m²	10m²
B	B	40m²	10m²
C	C	43m²	12m²
D	C	43m²	12m²

Unites are LHDS Gold standard.
- Step-free entry
- 820 mm door openings
- Corridor width ≥ 1000 mm
- Reinforced bathroom walls
- Accessible toilet/shower
- Kitchen/laundry access

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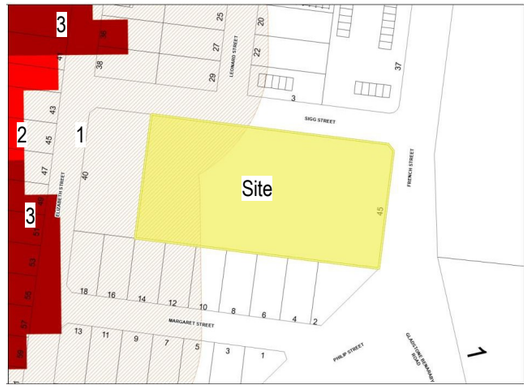
colour drawing



Acid Sulphate Plan ref: GRC
Acid Sulphate soils 5-20m AHD



Transport Noise Plan ref: GRC
Transport Noise Corridor Category 4
Transport Noise Corridor Category 3
Transport Noise Corridor Category 2
Transport Noise Corridor Category 1



Bushfire Plan ref: GRC
Bushfire Prone Areas
1. Very High Potential Bushfire Intensity
2. High Potential Bushfire Intensity
3. Medium Potential Bushfire Intensity
4. Potential Impact Buffer



Contour site paln ref: GRC

Overlays - Gladstone Regional Council(GRC) Planning Scheme

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ARC21- Development Application

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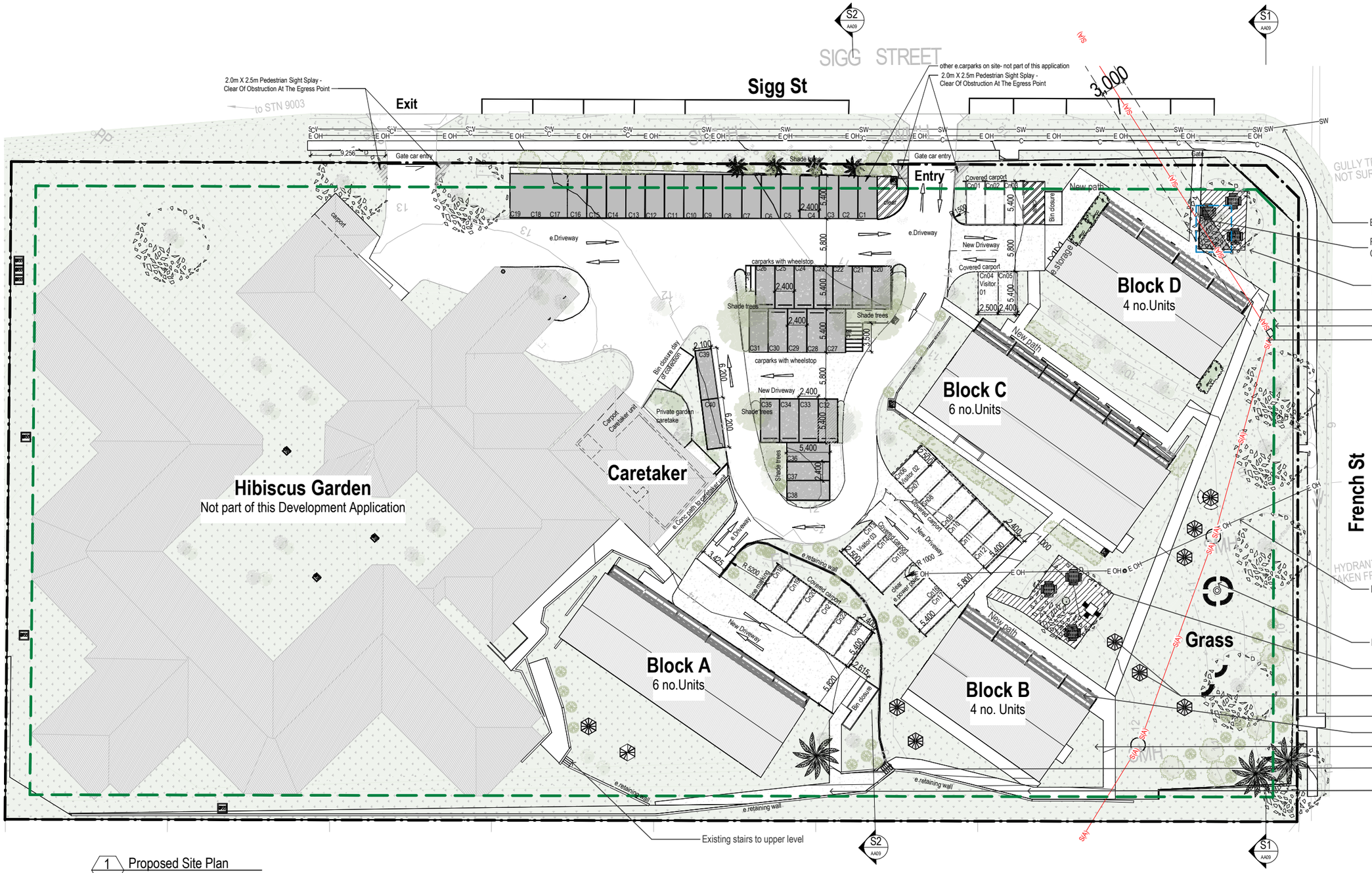
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Drawing Name
Context Plan and Planning Summary

Review	Design	Drawn
EE	EE	MA, EE

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Page NO: **AA03**
Rev. **DD6**

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1 Proposed Site Plan
1 : 250 @ A1

General Notes – Proposed Outdoor Deck over Sewer Line QDC MP1.4
(To be read in conjunction with architectural and structural drawings)

Building Classification
Structure is a Class 10a lightweight outdoor deck (unroofed, non-habitable, demountable construction).

Compliance with QDC MP1.4
- Design complies with QDC MP1.4 Building over or near relevant infrastructure by avoiding encroachment into the sewer line's Zone of Influence (ZOI).
- No footings, piers, or slabs are located within the 45° zone measured from the pipe soffit (invert +300 mm).

Footings & Foundations
- All footings are positioned outside the sewer alignment and ZOI, minimum clearance to be confirmed by site survey.
- Where proximity occurs, deck support is provided by cantilevered beams spanning across the sewer line.

Cantilever Structure
- Deck framing incorporates a composite steel–timber cantilever system extending 1.5 m over the sewer line on the edge.
- Cantilevered beams (engineer designed) carry all loads beyond the sewer alignment, eliminating the need for posts or footings within the ZOI.

Deck Construction
- Deck designed as lightweight, demountable construction:
- Framing to be bolted, not cast in situ.
- Deck boards fixed with screws for removability above the sewer corridor.
- Maintenance hatches / removable panels provided above all sewer access points or inspection openings.

Access & Maintenance
- A minimum 600 mm clear corridor above sewer alignment is maintained via removable deck panels.
- Maintenance covers and inspection points to remain accessible at all times.
- Construction to allow for safe venting of gases and access for inspection or replacement works.

General Requirements
- Deck framing and footings to be installed under qualified supervision.
- Any excavation near sewer alignment to be hand-dug and verified before footing placement.
- All works to be in accordance with NCC 2025, QDC MP1.4, AS 1684 (timber framing), and AS 3600/AS 4100 (concrete/steel as applicable).

Legend

bic	Bicycle and Bic park
C	Carpark
e	existing
n	new
mgr	Manager carpark

Services Legend

E OH E OH	Existing Electrical Line Over Head
C C C	Existing Communications
S(A) S(A) S(A)	Existing Sewer Line
SW SW SW	Existing Storm Water Line
W W W	Existing Water Line

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DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07
DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for
Development Application

Guide/Notes:

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS Referred to in the DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

Initial Design
Concept Only

0 5m 10m 250
colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

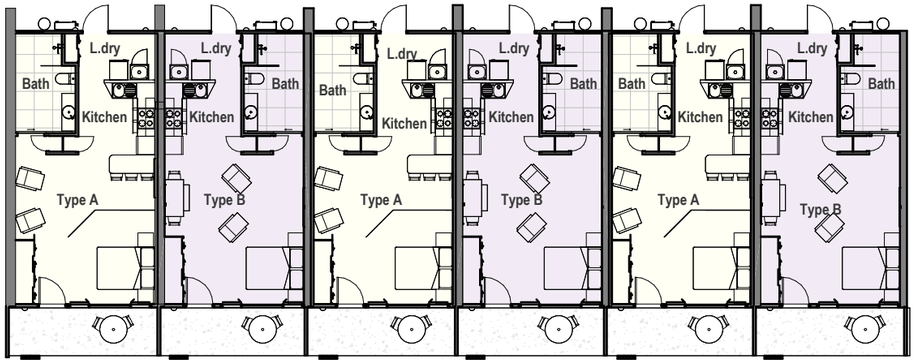
Discipline:
Architectural

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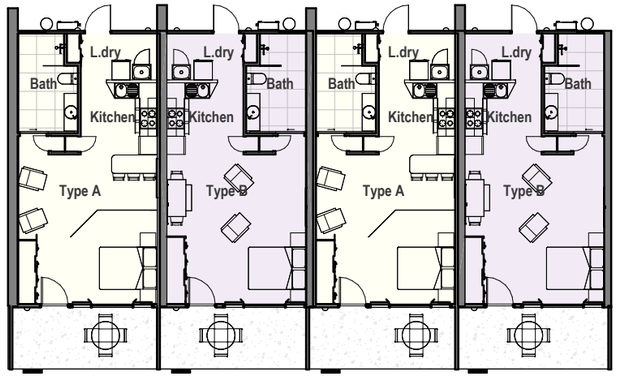
Drawing Name
Proposed Master Plan

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As indicated	
		Date 2025.09.25	
Page NO: AA04		Rev. DD6	

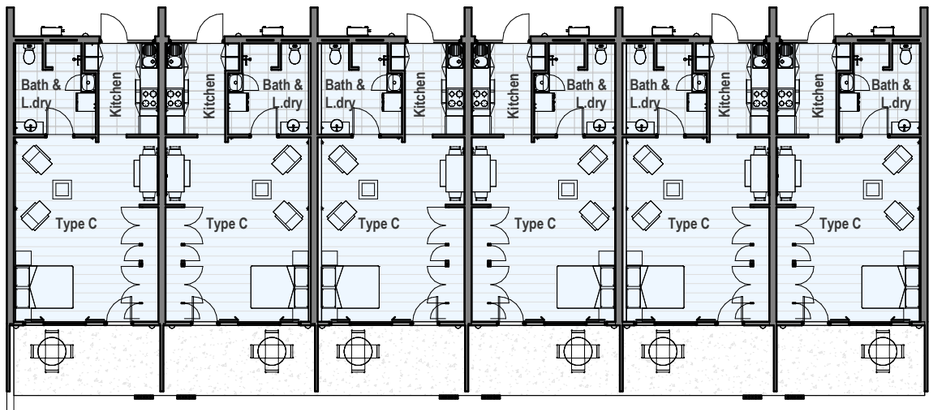
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Version: 1, Version Date: 07/10/2025



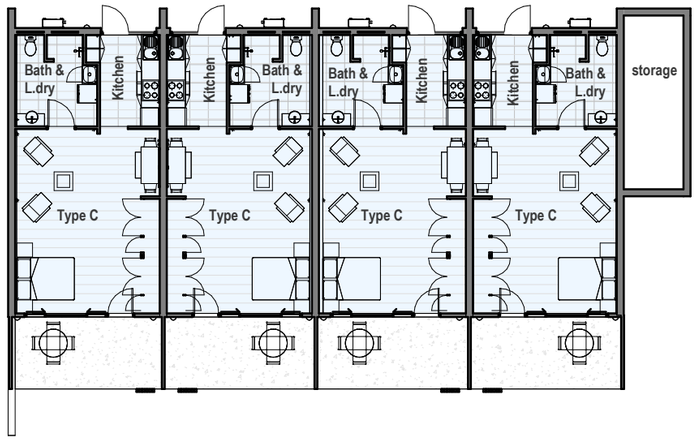
1 Floor Plan Block A
AA09 1 : 100 @ A1



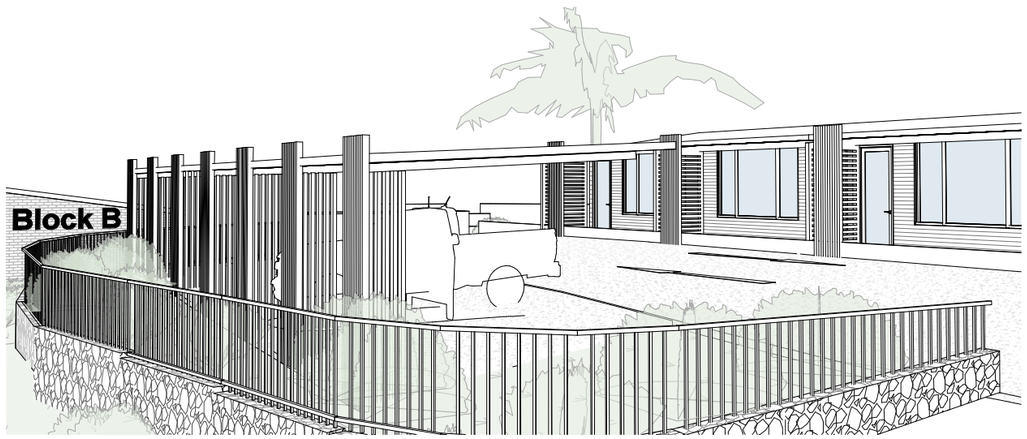
2 Floor Plan Block B
AA09 1 : 100 @ A1



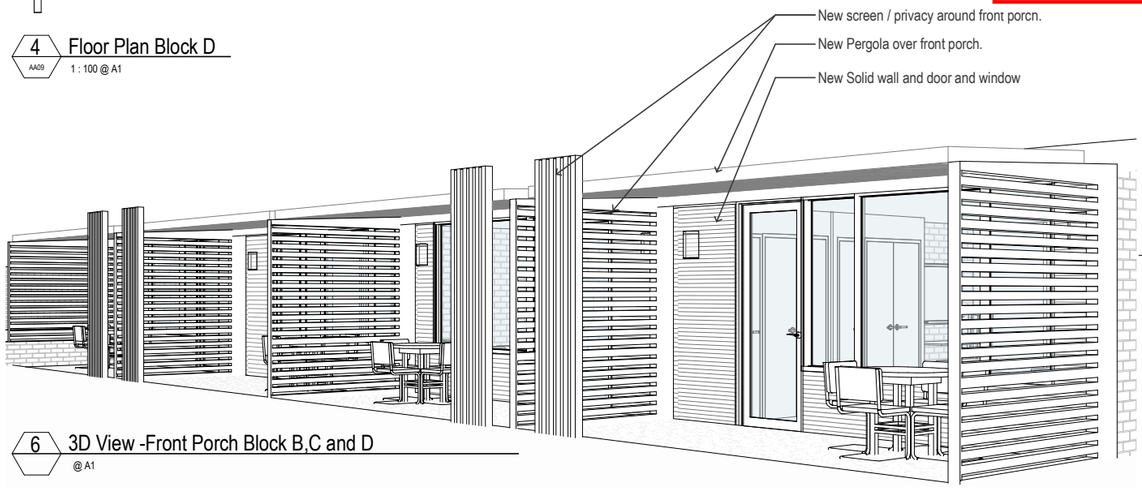
3 Floor Plan Block C
AA09 1 : 100 @ A1



4 Floor Plan Block D
AA09 1 : 100 @ A1



5 3D View Typical Carport
@ A1



6 3D View -Front Porch Block B,C and D
@ A1



7 3D View- Front Entry Porch Block A
@ A1



Photo of e.front glazing of the units.

GENERAL ALTERATIONS – BLOCKS B, C & D

- Construct a new front porch, approx. 10 m², to each unit.
- Remove existing glazed entry wall and replace with solid stud wall, incorporating a new door and window to all units.
- Construct new stud wall to outer line of existing roof to provide additional enclosed floor area (approx. 8.4 m² per unit).
- Install new pergola structure above the front porch to all units.
- Provide new privacy screens to three (3) sides of the front porch.

Internal Bathrooms Alteration Blocks:

- Remove all existing bathroom fixtures, fittings, and finishes.
- Replace with new fixtures, fittings, and finishes to comply with current NCC and AS standards.
- Widen existing bathroom doorways to achieve compliance with AS 1428.1 (minimum clear opening widths).
- Provide new laundry facilities within all units.
- Install new air-conditioning system to each unit.
- Install new hot water system to each unit.

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DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

Development Application

Guide/Notes:

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS Referred to in the DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

Initial Design Concept Only

0 5m 10m 250
colour drawing
N

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

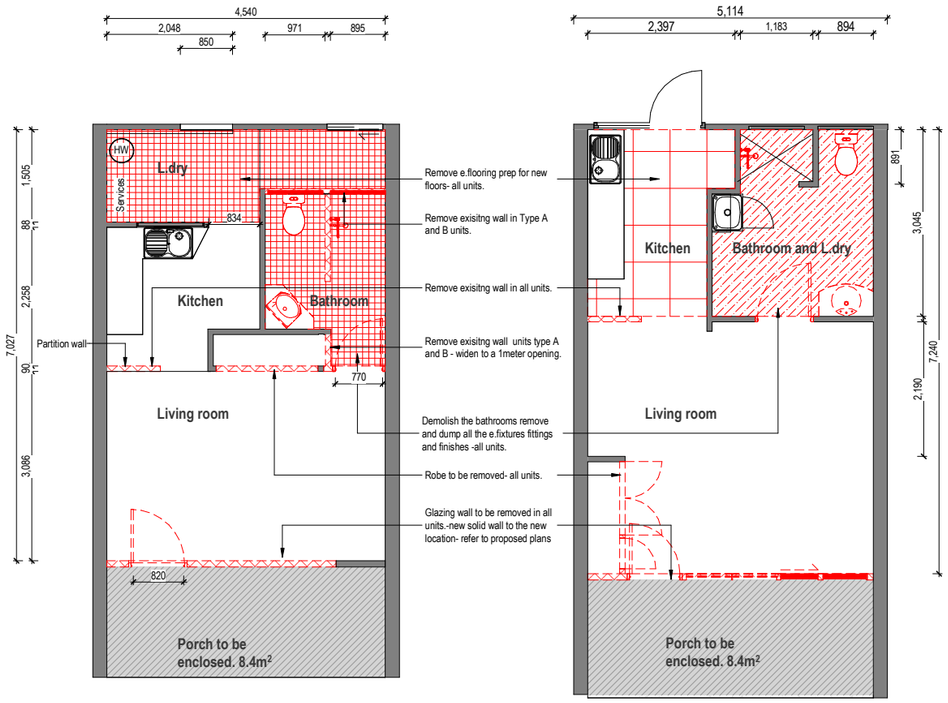
Discipline:
Architectural

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Drawing Name
Floor Plan Block A, B , C and D

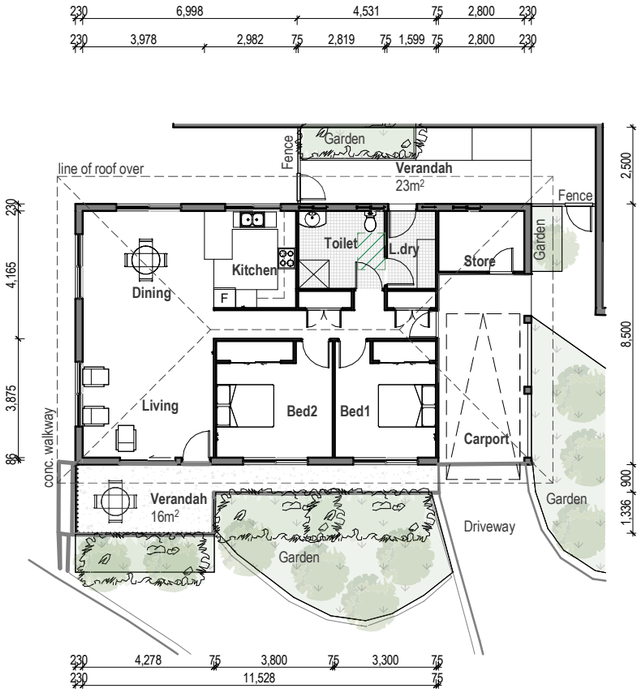
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Project Number FA25033		Scale @A1 As indicated	
		Date 2025.09.25	
Page NO: AA05		Rev. DD6	

Document Set ID: 6499531
Version: 1, Version Date: 07/10/2025

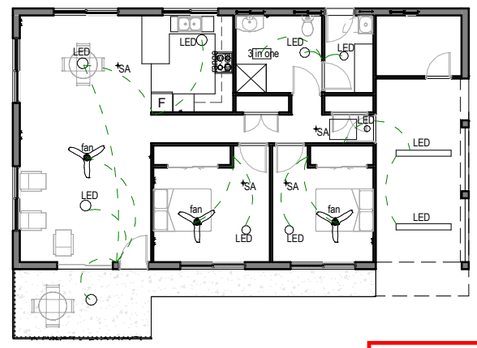


1 Existing Floor Plan Type A and B
1 : 50 @ A1

2 Existing Floor Plan-Type C
1 : 50 @ A1



3 Floor Plan -Existing Caretaker unit
1 : 100 @ A1



4 RCP- Caretaker unit
1 : 100 @ A1

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DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

Development Application

Guide/Notes:

-Floors must fall to all floor wastes including non-mandatory wastes in accordance with housing provision standard 2022, part 10.2.12.

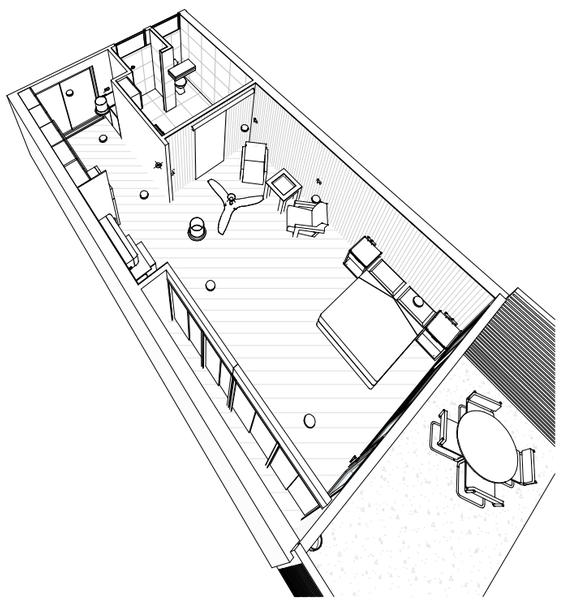
-All basins and bath must includein-built overflow and installed with flood stop valve in accordance with QDC MP4.5.

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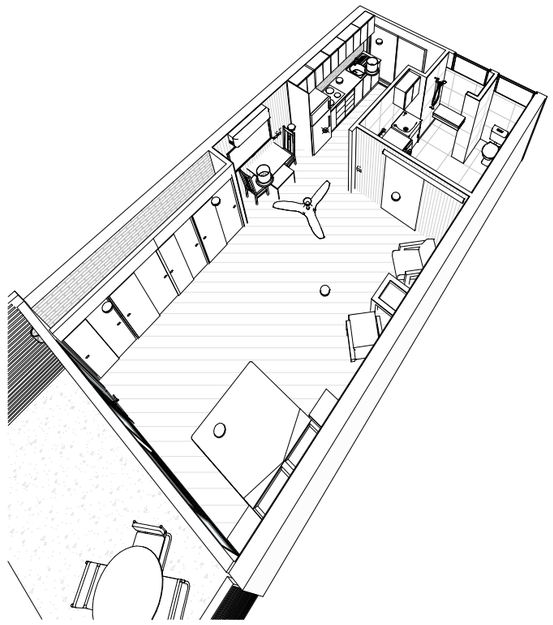
General legend

W002	window number, refer to spec.
D04	door number, refer to spec.
	Flush floors/ seamless transition
AC	Air Con
bnch.	bench
cpb.	cupboard
col.	column
e.	existing
fw	floor waste
hw	Hot Water System

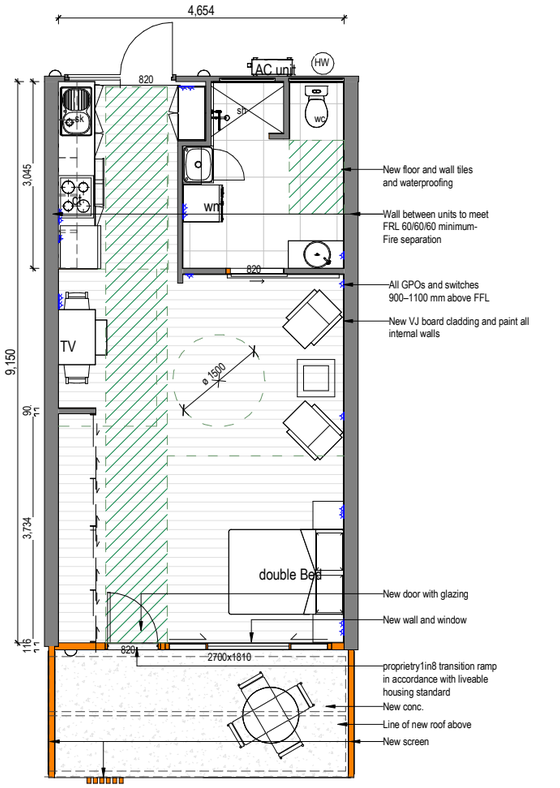
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PLANS AND DOCUMENTS Referred to in the DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER



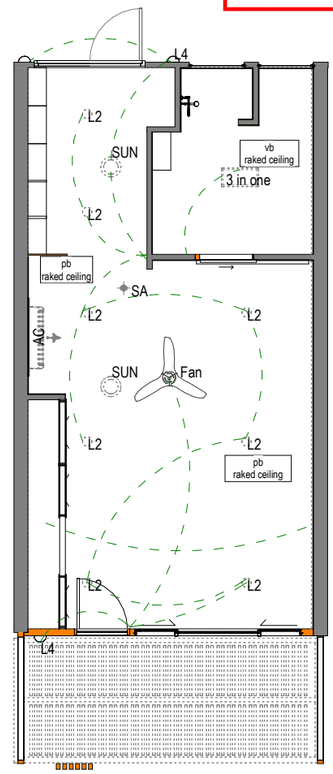
5 3D View 01-Unit Type C
@ A1



6 3D View 02-Unit Type C
@ A1



7 Proposed Floor Plan Type C
1 : 50 @ A1



8 Proposed RCP - Type C
1 : 50 @ A1

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

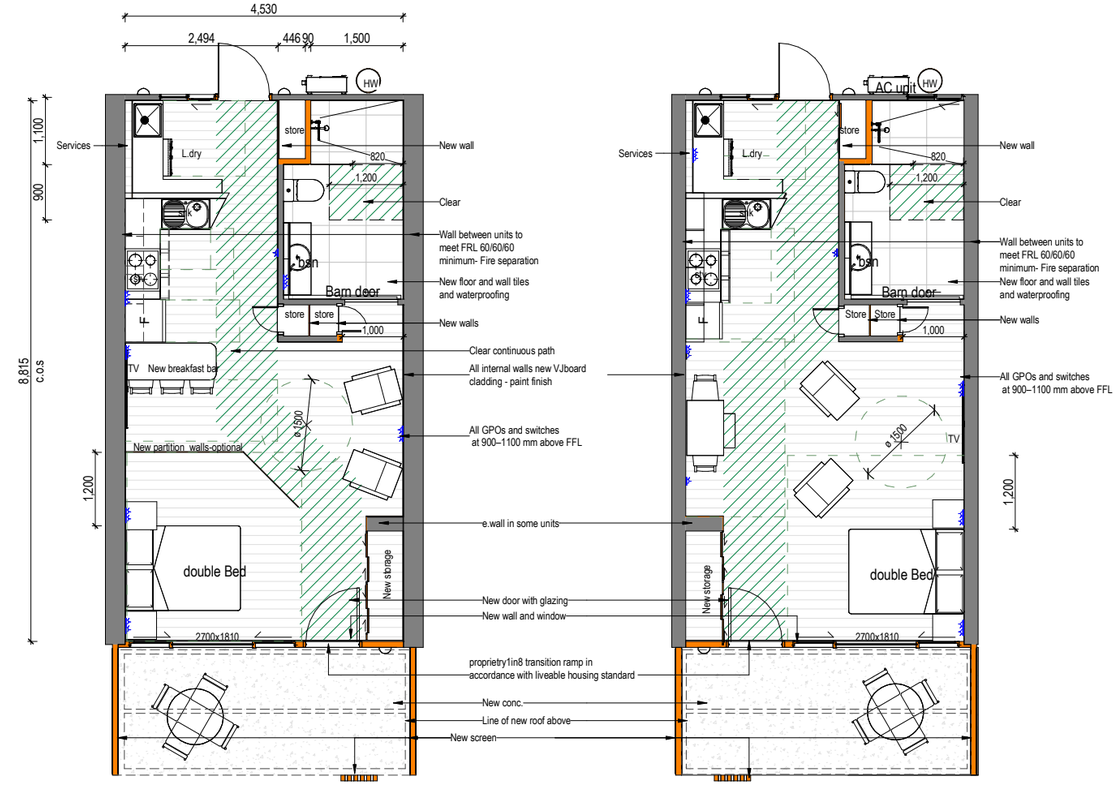
Discipline:
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Drawing Name
Floor Plan Caretaker and Type C Unit

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As indicated	
		Date 2025.09.25	
Page NO: AA06		Rev. DD6	

Document Set ID: 6499531
Version: 1, Version Date: 07/10/2025



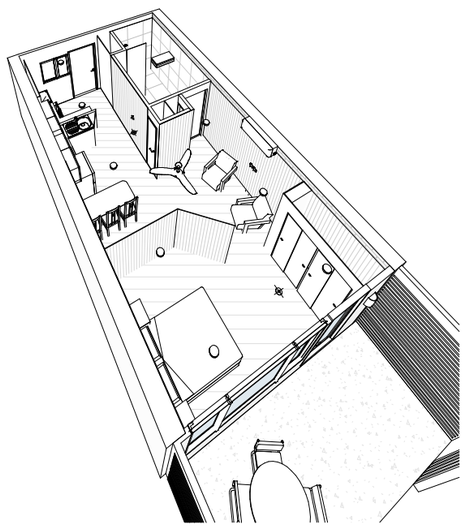
1 Proposed Floor Plans Type A, and B

1 : 50 @ A1



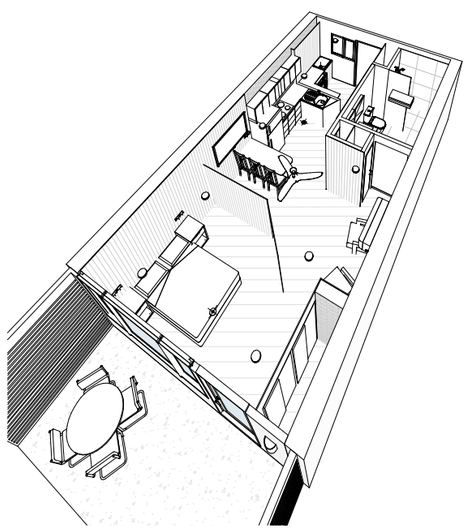
2 Proposed RCP -Plans Type A, and B

1 : 50 @ A1



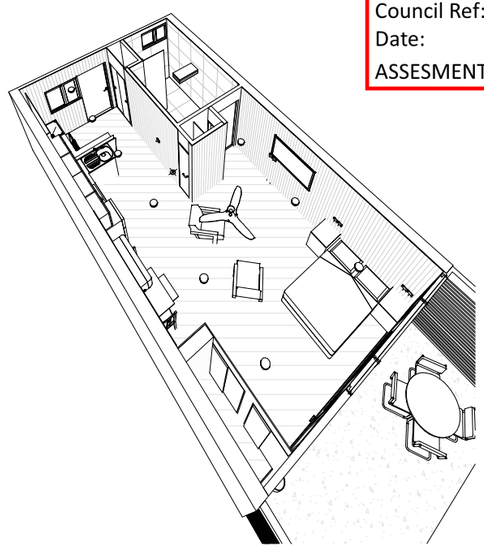
3 3D View 1- Unit Type A

@ A1



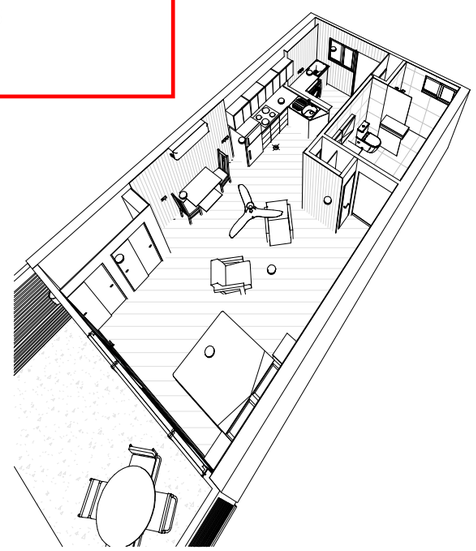
4 3D View 2- Unit Type A

@ A1



5 3D View 1- Unit Type B

@ A1



6 3D View 2- Unit Type B

@ A1

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DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

Development Application

Guide/Notes:

-Floors must fall to all floor wastes including non-mandatory wastes in accordance with housing provision standard 2022, part 10.2.12.

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General legend

W002	window number, refer to spec.
D04	door number, refer to spec.
	Flush floors/ seamless transition
AC	Air Con
bnch.	bench
cpb.	cupboard
col.	column
e.	existing
fw	floor waste
hw	Hot Water System
L.dry	laundry
L#	light for type refer to scheduels
n.	new
ovr.	over
ref.	refrigerator
SA	smoke alarm
shr.	shower
sk	sink
stv	stove
	Double power point
ab	Double power point above ground

GLADSTONE REGIONAL COUNCIL

PLANS AND DOCUMENTS Referred to in the DEVELOPMENT APPROVAL

Council Ref: DA/67/2025

Date: 21/11/2025

ASSESMENT MANAGER

Initial Design Concept Only

colour drawing

Project:

ARC21- Development Application

Client:

The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:

Architectural

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Drawing Name

Floor Plans Type A and Type B Unit

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As indicated	
		Date 2025.09.25	
Page NO: AA07		Rev. DD6	

Document Set ID: 6499531
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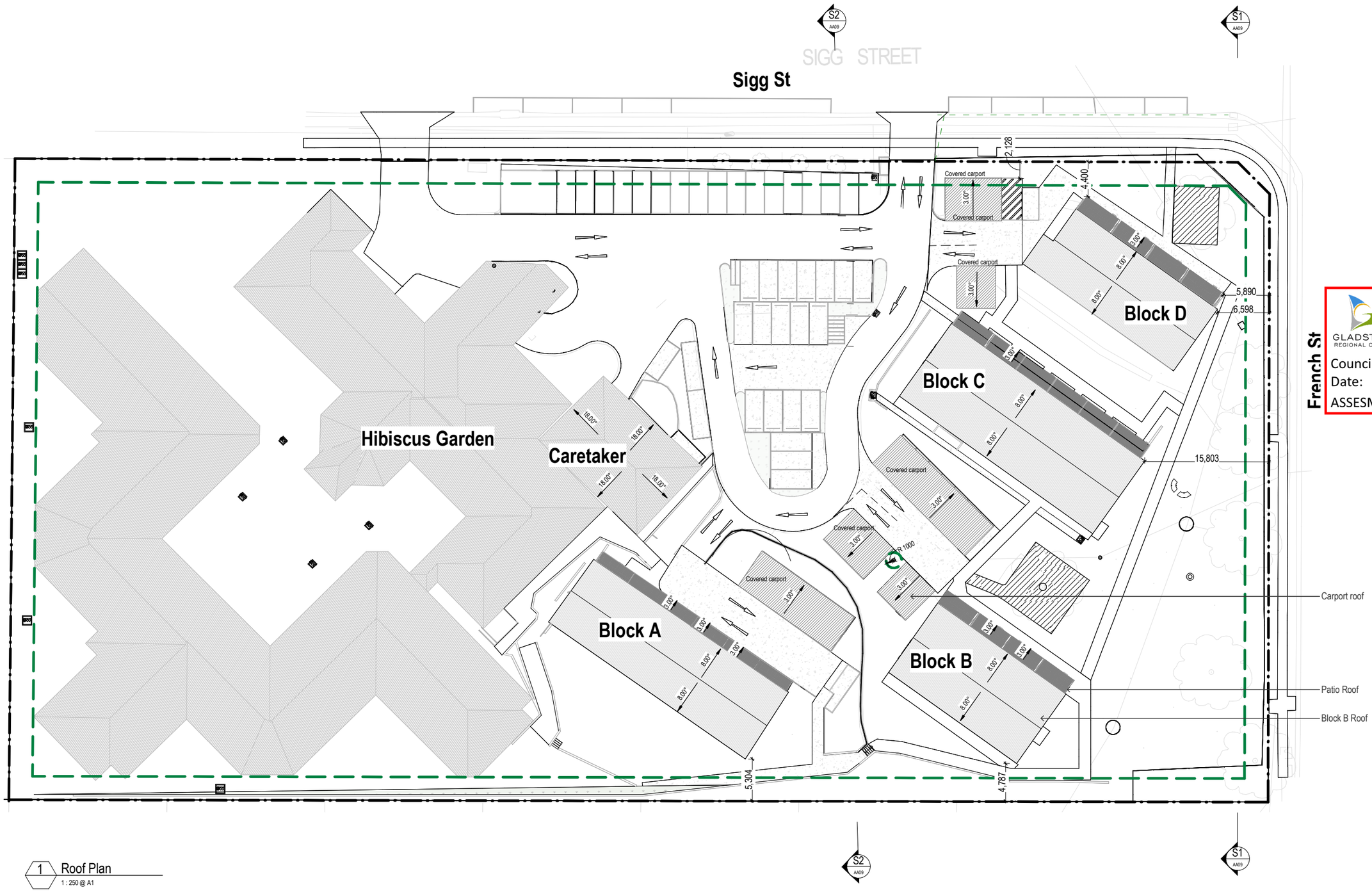
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DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

Development Application

Guide/Notes:



1 Roof Plan
1 : 250 @ A1

GLADSTONE REGIONAL COUNCIL
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Date: 21/11/2025
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Project:
ARC21- Development Application

Client:
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Project Address, Lot/Plan
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Discipline:
Architectural

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design@fabideas.com.au | 0402 964 711

Drawing Name
Roof Plan

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 1 : 250	
		Date 2025.09.25	
Page NO: AA08		Rev. DD6	

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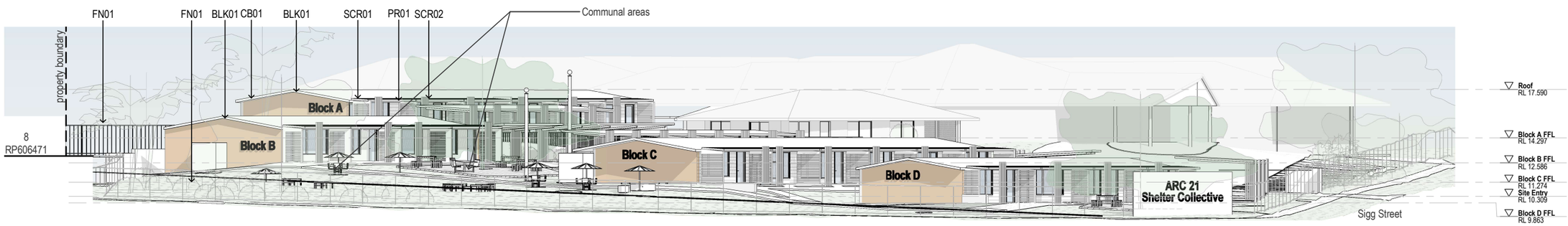
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DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

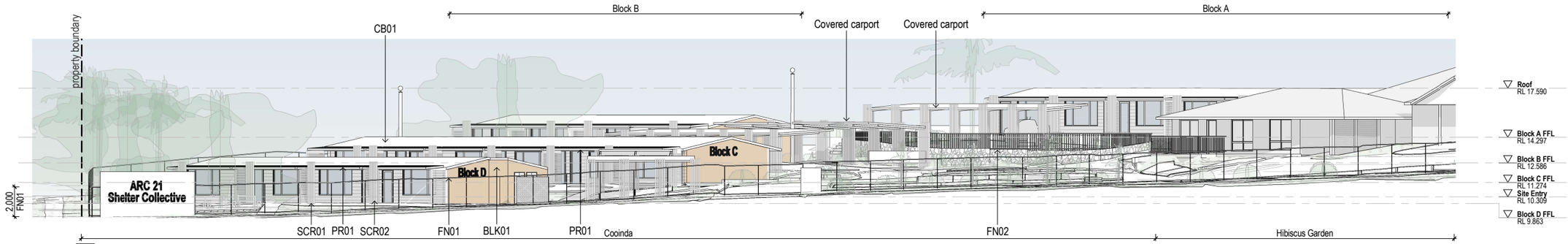
Development Application

Guide/Notes:



E1 Elevation - Side View French St

1 : 150 @ A1

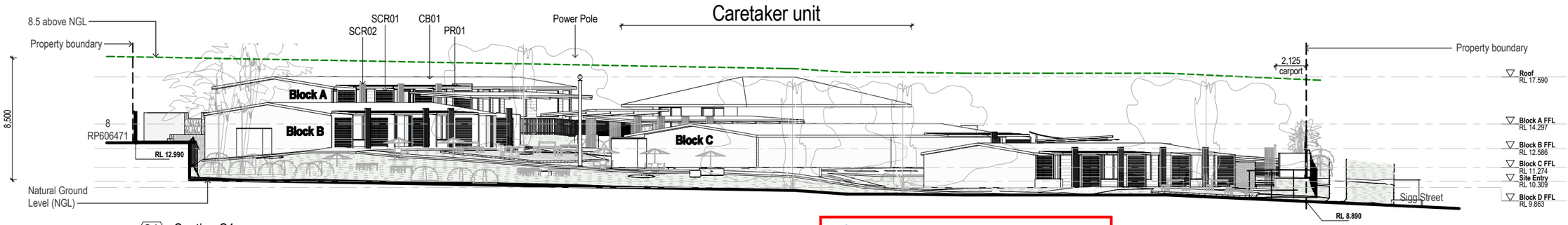


E2 Elevation - Front Sigg ST

1 : 150 @ A1

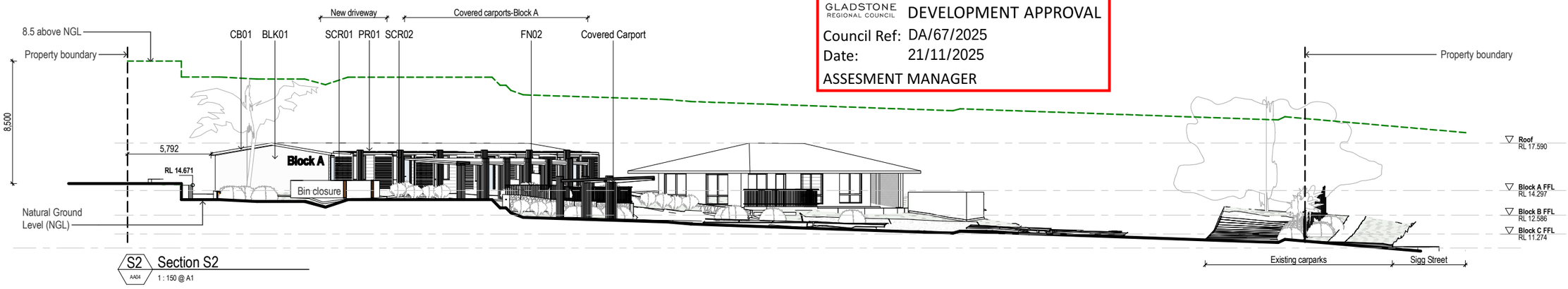
Finishes Legend:

BLK01	Masonry
CB01	Colorbond Roof- Surfmist
CLD01	FC JamesHardie clading -Paint finish
FN01	Metal Fence
FN02	Solid Metal Balustrade-Powdercoat finish
PR01	Patio Roof- Pergola
SCR01	Screen Type 01-Metal Horiz
SCR02	Sceen Type 02- Metal Batten Vertical



S1 Section S1

AA04 1 : 150 @ A1



S2 Section S2

AA04 1 : 150 @ A1

GLADSTONE REGIONAL COUNCIL

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Materials are indicative and selected to convey design intent. Final material selections will be subject to detailed design, material availability, and pricing.

Window types and sizes, and privacy screening, are subject to detailed ESD reporting to confirm environmental performance, and will be confirmed at the Building Works stage.

Project:

ARC21- Development Application

Client:

The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:

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Drawing Name

Elevations E1 and E2- Sections S1 and S2

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 1 : 150	
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Page NO: AA09		Rev. DD6	

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DD4	Development Application	2025.08.07
DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

Issue for

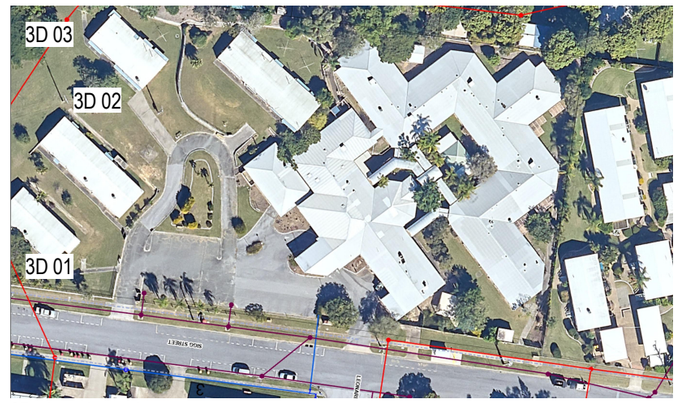
Development Application

Guide/Notes:

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PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER



3D view 01 - Birdeye view French St



3D views legend



3D View 02- BBQ and communal area 2



3D View 03- BBQ and communal area 2

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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Drawing Name
3Dviews - 1,2 and 3

Review	Design	Drawn
EE	EE	MA, EE

Project Number	Scale @A1	Date	Page NO:	Rev.
FA25033	1 : 50	2025.09.25	AA10	DD6

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Version: 1, Version Date: 07/10/2025

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REV.	DESCRIPTION	DATE
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07
DD5	Development Application	2025.08.14
DD6	Development Application	2025.09.25

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Council Ref: DA/67/2025
Date: 21/11/2025
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3D view 04 - Birdeye view Sigg St



3D views legend



3D View 05- BBQ and communal area 1



3D View 06- Carport

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
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Drawing Name
3Dviews - 4, 5 and 6

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 1 : 50	
		Date 2025.09.25	
Page NO: AA11		Rev. DD6	

Document Set ID: 6499531
Version: 1, Version Date: 07/10/2025

45 French Street South Gladstone - Lot &Plan Number 16CTN1409

The Shelter Collective

ARC21- Development Application

Landscape

Project Number: FA25033

Landscape Design Drawings		
No	Name	Rev
LA00	Cover Sheet - Landscape	SK1
LA01	Landscape Concept Design	SK1
LA02	Plant Schedule and Typical Detials	SK1
LA03	Materials and Character- Typical Details	SK1

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Concept Only

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DD2	Draft-Development Application	2025.07.31
SK1	Development Application	2025.08.14

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Issued for
Development Application

date **2025.08.14**

Designed
Elmira Esfahani

Job No:
FA25033

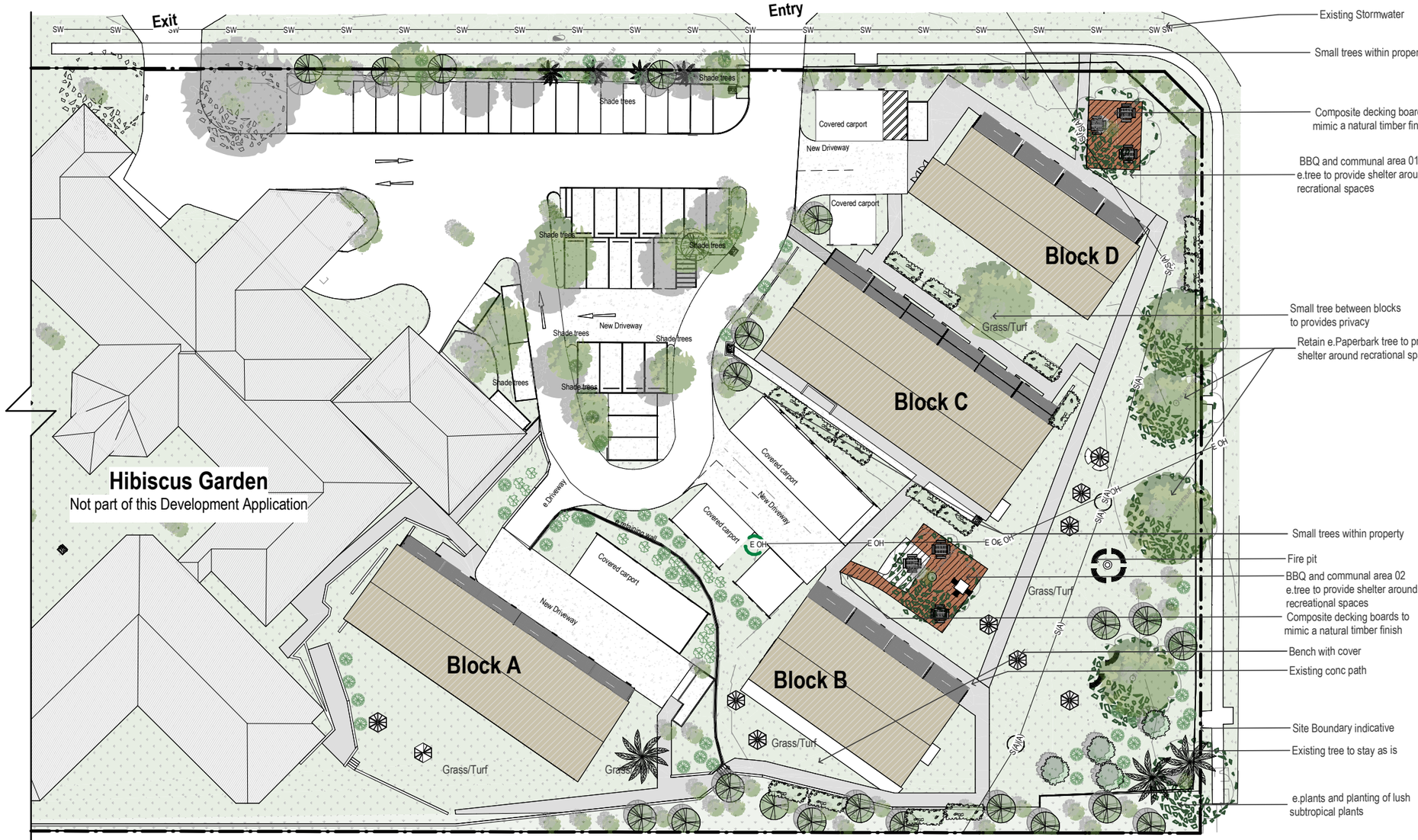
Use Scale & Ruler as A Guide Only
- All dimensions, details, site levels and finished floor levels to be confirmed by contractor before commencement of any construction and responsible people notified of any discrepancies

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Version: 1, Version Date: 21/08/2025



1 Proposed Landscape Plan
1 : 250 @ A1

General Landscape Notes

Site Clearing
All rubbish, organic matter, stumps, rocks, and unwanted vegetation shall be removed using environmentally responsible methods. All weed removal is to be conducted in accordance with local environmental guidelines.

Tree and Vegetation Protection
All existing vegetation nominated for retention (including within the road reserve) shall be protected and fenced off during construction. Tree Protection Zones (TPZs) must be established in accordance with AS 4970. Within TPZs:
• No topsoil removal or pruning is permitted without arborist approval
• No material storage, machinery access, or excavation is allowed
• Protection fencing and tree tags to be installed prior to works

Garden Preparation
Garden bed areas are to be cultivated to a minimum depth of 300 mm. Incorporate a minimum 300 mm layer of organic garden soil compliant with AS 4419 and AS 4454. Beds to be contoured or mounded to promote drainage and healthy root development.

Planting
All plant stock must be healthy, hardened off, disease-free, and suitable for the climatic zone. Root systems must be well established and free from curl or deformity. Excavate holes 1.5 times wider and twice as deep as the root ball. Apply slow-release fertiliser and stake if required. For turf areas, ensure a 300 mm clear mulch ring around trees.

Turfing
Cultivate turf areas to a depth of 150 mm and spread 80 mm of turf underlay prior to laying. Apply appropriate fertiliser (e.g. CK88). Use A-grade roll turf and water immediately after placement. Turf edges must be level with adjacent surfaces.

Pebble/Gravel Areas
All gravel/pebble zones are to be installed over a filter fabric or compacted base. A minimum depth of 75 mm is required. All materials to be free of soil and organic debris.

Garden Edging
Install defined edging between lawn and garden/pebble areas using:
Treated pine timber edge (min. 16 mm x 100 mm deep at 900 mm centres), or
In-situ or precast concrete edging set flush with surrounding surfaces

Steppers and Pavers
Minimum paver size: 400 mm x 400 mm, laid flush with adjacent surfaces (turf, mulch, etc). Final placement to ensure safe pedestrian circulation.

Construction
All hardscape elements (e.g., paving, retaining walls, fencing) must be constructed to relevant Australian Standards and Council policies. All works to be undertaken by QBCC-licensed contractors.

Services
Locate and confirm all underground services before excavation. Surface levels (mulch, soil, turf) are to finish flush or slightly proud of service covers and pits.

Maintenance
Landscape contractor to maintain works for a minimum 12-week period post-completion. This includes:
• Replacement of dead or diseased plants
• Fertilising and re-turfing as required
• Weed and pest control
• General site upkeep
• Ongoing maintenance agreement may be required post-certification.

Drainage
Landscape grading must direct surface water away from buildings. Install agricultural drainage (minimum 90 mm dia.) in low-lying areas. Stormwater pits (200 mm x 200 mm min.) to be provided as required. Ensure no water ponding occurs.

Maximum grades:
Garden beds: 1:3
Turf areas: 1:6

Minimum grades:
Paving: 1:100
Garden/turf: 1:50
Unless specified otherwise on the engineering plans.

Fencing
All fencing must comply with Council approvals and align with approved building and site plans. Confirm locations, heights, and types before construction.

Sediment and Erosion Control
Contractor to implement controls to prevent sediment loss from site. Silt fences, filter cloths, and sediment traps to be installed as required. Keep gutters and drainage systems free from construction debris.

Mulching
Apply a minimum 100 mm depth of organic mulch (e.g., forest mulch) to all garden beds, complying with AS 4454. Keep mulch clear of plant stems and tree trunks. Where adjacent to hard surfaces or pathways, a 200 mm pebble border may be used to contain mulch and improve drainage.

General Notes
All plant species, sizes, and locations are indicative and to be confirmed prior to installation. Final layout to be coordinated with approved plans and on-site conditions. Notification must be given for any substitutions or significant layout changes. Landscape plan is for conceptual guidance only unless certified by a landscape architect or engineer.

Special Note
The landscape contractor is responsible for coordinating required inspections and final sign-offs from Council or certifier. No landscape works are to commence without prior written approval.

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Date: 21/11/2025
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Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Landscape

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Drawing Name
Landscape Concept Design

Review	Design	Drawn
EE	EE	MA, EE

Project Number: FA25033
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Date: 2025.08.14
Page NO: LA01
Rev.: SK1

Existing Plants to be retianed



Typical plant on South side



Corner of site -French St



Corner of site -French St



Between blocks



Corner of Sigg and French St





South side

Plant Schedule



Cupaniopsis anacardioides



Flaeocarpus eumundii



Rhapis excelsa



Atractocarpus fitzalanii



Cordyline rubra



Alpinia putans



Bromeliad sp.



Philodendron 'Rojo Congo'



Pyrostegia venusta



Hymenocallis littoralis



Plumeria obtusa



Heliconia psittacorum 'Andromeda'



Monstera deliciosa



Strelitzia juncea



Carpobrotus glaucescens



Agave attenuata



Pittosporum 'Miss Muffet'



Dracaena masoniana



Carissa macrocarpa 'Desert Star'



Aptenia cordifolia



Senecio mandraliscae



Crassula "Flapjack"



Pandanus tectorius



Westringia fruticosa



Philodendron 'Xanadu'



Acalypha reptans



Cordyline 'Pink Diamond'



Dietes grandiflora



Alcantarea imperialis



Liriope 'Evergreen Giant'



Shade trees in open carpark area



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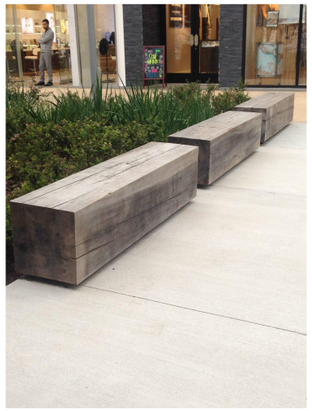
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Plant Schedule and Typical Detials

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Project Number FA25033		Scale @A1	
		Date 2025.08.14	
Page NO: LA02		Rev. SK1	

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Version: 1, Version Date: 21/08/2025

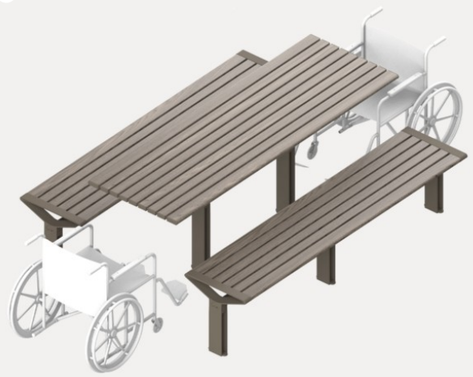
Benchs and tables











Fire pit





Stone or wood natural benches or metal outdoor benches

Covered carport





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BBQ and communal area- e.Jacaranda tree to provide shelter around recreational spaces



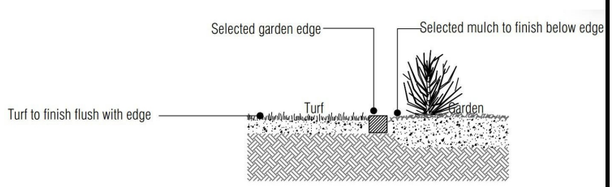




3D model- BBQ area around the existing tree

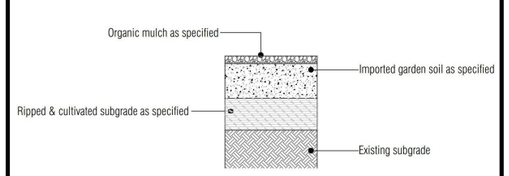


Typical Details



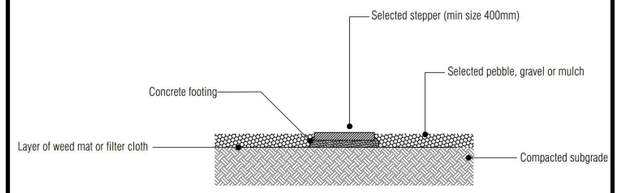
Selected Garden Edge

Typical Detail



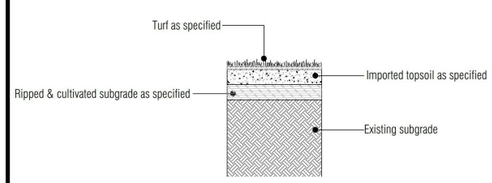
Garden Beds on natural Ground

Typical Detail



Stepper and Pebble Path

Typical Detail



Turf detail on natural ground

Typical Detail

Project:

ARC21- Development Application

Client:

The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:

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FA25033	
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ENGINEERING INFRASTRUCTURE REPORT

Proposed Extensions To Existing Residential Development

45 French Street, South Gladstone

Lot 16 on CTN1409

For The Shelter Collective Group

8 August 2025

Document No: OSK7068-0003

GLADSTONE REGIONAL COUNCIL
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Title:	Engineering Infrastructure Report
Document No:	OSK7068-0003
Original Date of Issue:	8 August 2025
Project Manager:	Aaron Pianta
Author:	Ben Grant
Client:	The Shelter Collective Group
Client Contact:	C/- Elmira Esfahani – Fab Ideas Architecture
Client Reference:	45 French Street, South Gladstone
Synopsis:	This report examines the existing infrastructure and future engineering impacts for the proposed development of the site, including the availability of services and the provision of water and sewerage servicing the development site and determines the demand on these systems from the proposed development.

Reviewed by RPEQ	Reg. No.	Signed	Date
Scott Newland	6556		8 August 2025

Revision/Checking History			
Revision No	**Date**	**Checked By**	**Issued By**
A	8 August 2025	Aaron Pianta	Ben Grant

Distribution		
Recipient	**No of Copies**	**Method**
Elmira Esfahani – Fab Ideas Architecture	1	PDF

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Version: 1, Version Date: 21/08/2025

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2.4 Proposed Development....2
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Figure 2: Aerial Image of the Site (Source: Nearmap – Image taken 3 July 2025) 2

APPENDICES

Appendix A: JFP Urban Consultants Pty Ltd, *Contour & Detailed Survey* (Ref: G3831-01 Issue A)
Appendix B: Fab Ideas Architecture, *Proposed Master Plan* (Ref: FA25033 – AA04)
Appendix C: OSKA Consulting Group; *Preliminary Civil Services Connection Plan* (Ref: OSK7068/P007/A)
Appendix D: Before You Dig Australia Plans

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1.0 INTRODUCTION

1.1 Background

OSKA Civil Consultants has been commissioned by The Shelter Collective Group to prepare an Engineering Infrastructure Report (EIR) to support a Development Application (DA) to Gladstone Regional Council (GRC) for the proposed Extensions To Existing Residential Development situated at 45 French Street, South Gladstone. The subject site is described as Lot 16 on CTN1409.

The purpose of this report is to demonstrate that the proposed development can be connected to Council's existing stormwater drainage, sewerage, water systems and other utility services.

2.0 SITE DESCRIPTION

2.1 Location

The subject site is located at 45 French Street, South Gladstone. The site fronts Sigg Street to the north, French Street to the east and has existing residential properties to the south and west. The site covers a total combined area of 1.304ha, with details as summarised in *Table 1* and as located in *Figure 1.*

Table 1: Site Description

Client	Lot and Property Description	Street Address
The Shelter Collective Group	*Lot 16 on CTN1409*	*45 French Street, South Gladstone*



Figure 1: Locality Plan (Source: Nearmap)

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2.2 Site Topography

The existing site generally grades to the north-east towards the intersection of Sigg Street and French Street at approximately 5% grade with spot heights ranging from approximately RL 9.00m AHD to 17.00m AHD (based on survey and LIDAR information). Based on the provided survey, LIDAR and aerial information, any stormwater runoff from the site drains to the existing stormwater gully pits to the north-east of the site within Sigg Street and French Street.

Further information of the site survey has been provided by JFP Urban Consultants Pty Ltd, Contour & Detailed Survey (Ref: G3831-01 Issue A) included as Appendix A.

2.3 Vegetation and Land Use

The subject site currently consists of an aged care facility containing a number of buildings/dwellings and a carpark in the northern part of the site. There are a number of landscaped/grassed areas scattered throughout the site and a metal fence that encloses the site to the south, east and west. Access to the site is gained from the north via existing entry and exit crossovers from Sigg Street.

An aerial photograph taken on the 3 July 2025 of the subject site is included in *Figure 2.*



Figure 2: Aerial Image of the Site (Source: Nearmap – Image taken 3 July 2025)

2.4 Proposed Development

The proposed development for the site is to re-establish the land use operations of rooming accommodation and multiple dwellings onsite in the existing structures as well as new carparks, footpaths and decks for the existing unit blocks. Driveway access to the site will be gained from the north via existing entry and exit crossovers from Sigg Street which will provide access to the internal carparks

Refer to Appendix B for the proposed architectural details prepared by Fab Ideas Architecture, Proposed Master Plan (Ref: FA25033 – AA04).

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3.0 EARTHWORKS

The proposed development will involve minor earthworks grade and set the carpark levels. The design and construction of earthworks will be in accordance with the recommendations of a geotechnical report as well as the Gladstone Regional Council Planning Scheme and the Australian Standard for Earthworks for Commercial and Residential Developments (AS3798-2007). A soil assessment report prepared by a qualified geotechnical engineer will guide the treatment of the site, both before and during the construction.

Erosion and sediment control measures are to be developed and implemented in accordance with the Gladstone Regional Council Planning Scheme and the Sediment Control: International Erosion Control Association, (IECA) Guidelines. For further details, refer to OSKA Consulting Group, Conceptual Stormwater Management Plan (Ref: OSK7068-0002), for proposed erosion and sediment control measures.

4.0 ROADWORKS

The proposed development will be accessed via existing entry and exit crossovers from the north via Sigg Street.

There are no roadworks proposed as part of the development.

5.0 STORMWATER

The stormwater management strategy to be adopted for the purposes of the proposed Development Application is to be in accordance with the latest Conceptual Stormwater Management Plan (CSWMP) prepared by OSKA Civil Consultants.

For further details, see OSKA Consulting Group, Conceptual Stormwater Management Plan (Ref: OSK7068-0002).

6.0 SEWERAGE

The subject site will be serviced by the existing Ø150mm AC sewer main that's runs through the eastern part of the subject along. It is proposed to maintain the existing property connection for the proposed development as there are no new dwellings proposed as part of the development.

The existing sewer infrastructure and connection is illustrated in the OSKA Consulting Group; Preliminary Civil Services Connection Plan (Ref: OSK7068/P007/A) included as Appendix C.

7.0 WATER

The subject site will be serviced by the existing Ø100mm AC water main within the northern verge of Sigg Street. It is proposed to maintain the existing property connection and metering arrangement for the proposed development as there are no new dwellings proposed as part of the development.

The existing water infrastructure connection is illustrated in the OSKA Consulting Group; Preliminary Civil Services Connection Plan (Ref: OSK7068/P007/A) included as Appendix C.

8.0 ELECTRICAL AND TELSTRA

Overhead Electrical and Telecommunications services are available along the southern verge of Sigg Street and the western verge of French Street. Noting that there is an existing overhead electrical line that runs into the subject site with two power poles in the eastern part of the site. Load requirements and any necessary upgrades will need to be investigated by an electrical consultant as part of the detailed design for the proposed development.

The Before You Dig Australia Plans have been included within Appendix D.

9.0 CONCLUSIONS

OSKA Civil Consultants has been commissioned by The Shelter Collective Group to prepare an Engineering Infrastructure Report (EIR) to support a Development Application (DA) to Gladstone Regional Council (GRC) for the proposed Extensions To Existing Residential Development situated at 45 French Street, South Gladstone. The subject site is described as Lot 16 on CTN1409.

This Engineering Infrastructure Report has detailed the existing infrastructure and the provision of services to the proposed development and determined the proposed demand on the existing water and sewerage infrastructure. The location of the existing water and sewerage reticulation infrastructure as well as the proposed connection points for the development have been shown on the servicing plans in addition to the proposed stormwater.

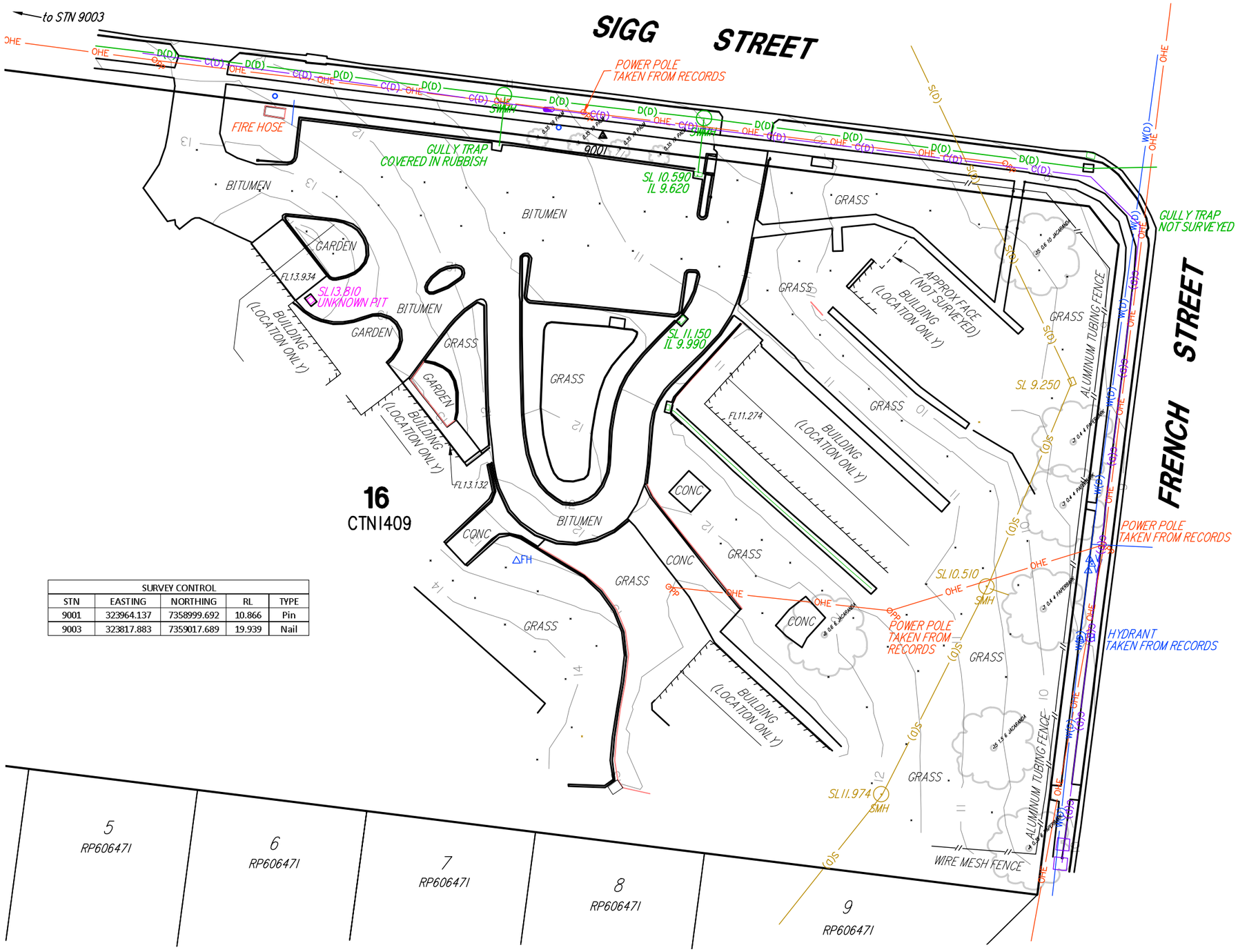
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Version: 1, Version Date: 21/08/2025

APPENDIX

A

JFP Urban Consultants Pty Ltd, Contour & Detailed Survey (Ref: G3831-01 Issue A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025



SURVEY CONTROL				
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NOTES

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(2) The title boundaries shown on this plan were not marked at the time of survey and have been determined from plan dimensions and marks surveyed in the field. The dimensions and positioning of these property boundaries and any other boundaries shown on this plan are not absolute and are subject to an Identification Survey. Please contact this office for a quote or for further advice.

(3) The Location of Underground services are in accordance with Australian Standard AS5488, Classification of Subsurface Utility Information (SUI). Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of the relevant authorities where available. However, the information shown on these records pertinent to services location is indicative only and sometimes inadequate. The exact nature and location of these services should be confirmed prior to construction.

(4) Prior to any demolition, excavation or construction on the site, the classification and location of these services should be confirmed and the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

(5) Spot heights and contours are representative of the topographical terrain at time of survey, 03/06/2025.
3D TIN/DTM faces are located in the layer "tin-G3831-DTM-Overall" which is turned off.

(6) Spot heights are not shown on this plan. Refer to the AutoCAD drawing for all spot heights and codes in layers: X-RL-T, X-CODE-T & X-NOTE-T.

(7) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.

(8) This plan may not be reproduced unless these notes are included.

12d Project: S:\G3831\FAB Ideas\12D\Main\G3831_DTM_Overall.project

Contour Interval: 0.5m

LEGEND

- FENCE
- O/H ELECTRICITY, LIGHT POLE, POWER POLE
- U/G COMMUNICATIONS, PIT
- SEWER PIPE, MANHOLE
- STORM WATER PIPE, MANHOLE
- WATER MAIN, VALVE, HYDRANT, METER
- TREE — SPREAD 13m, TRUNK DIAMETER 350mm, HEIGHT 15m, TYPE GUM

UNDERGROUND UTILITY QUALITY LEVELS

- C(A) — QUALITY LEVEL A: Highest quality level, positive identification and absolute spatial position in three dimensions (eg Direct measurement and visible)
- C(B) — QUALITY LEVEL B: Relative subsurface feature location in three dimensions (eg Electronic trace)
- C(C) — QUALITY LEVEL C: Approximate location and attributes using a combination of existing records and a survey of visible evidence
- C(D) — QUALITY LEVEL D: Lowest quality level. Compiled from any, or a combination of existing records, site inspections, anecdotal evidence

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PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
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NORTH: N

SCALE: SCALE: @ A3 1:500
0 5 10 15 20 25 30 35
SCALE 1:500 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	STW	CHECKED	CPD	DATUM	Horizontal:- MGA94 Zone 56 (Plane) Vertical:- AHD
DRAWN	CPD	APPROVED	APM	ORIGIN (BM)	SMARTNET VIDE STN 4GLE

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL ISSUE	17-06-2025	CPD

TITLE:

CONTOUR & DETAIL SURVEY
THE SHELTER COLLECTIVE GROUP LTD
HIBISCUS GARDENS
10 SIGG STREET & 45 FRENCH STREET, SOUTH GLADSTONE

DETAILS:
JOB NUMBER: G3831 PLAN: 01 ISSUE: A
SHEET: 1 OF 1
FILE: G3831-01A Detail.dwg
DATE: 17 JUNE 2025

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17/06/2025 S:\G3831\FAB IDEAS\AUTOCAD\G3831-01A DETAIL

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

B

Fab Ideas Architecture, Proposed Master Plan (Ref: FA25033 – AA04)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

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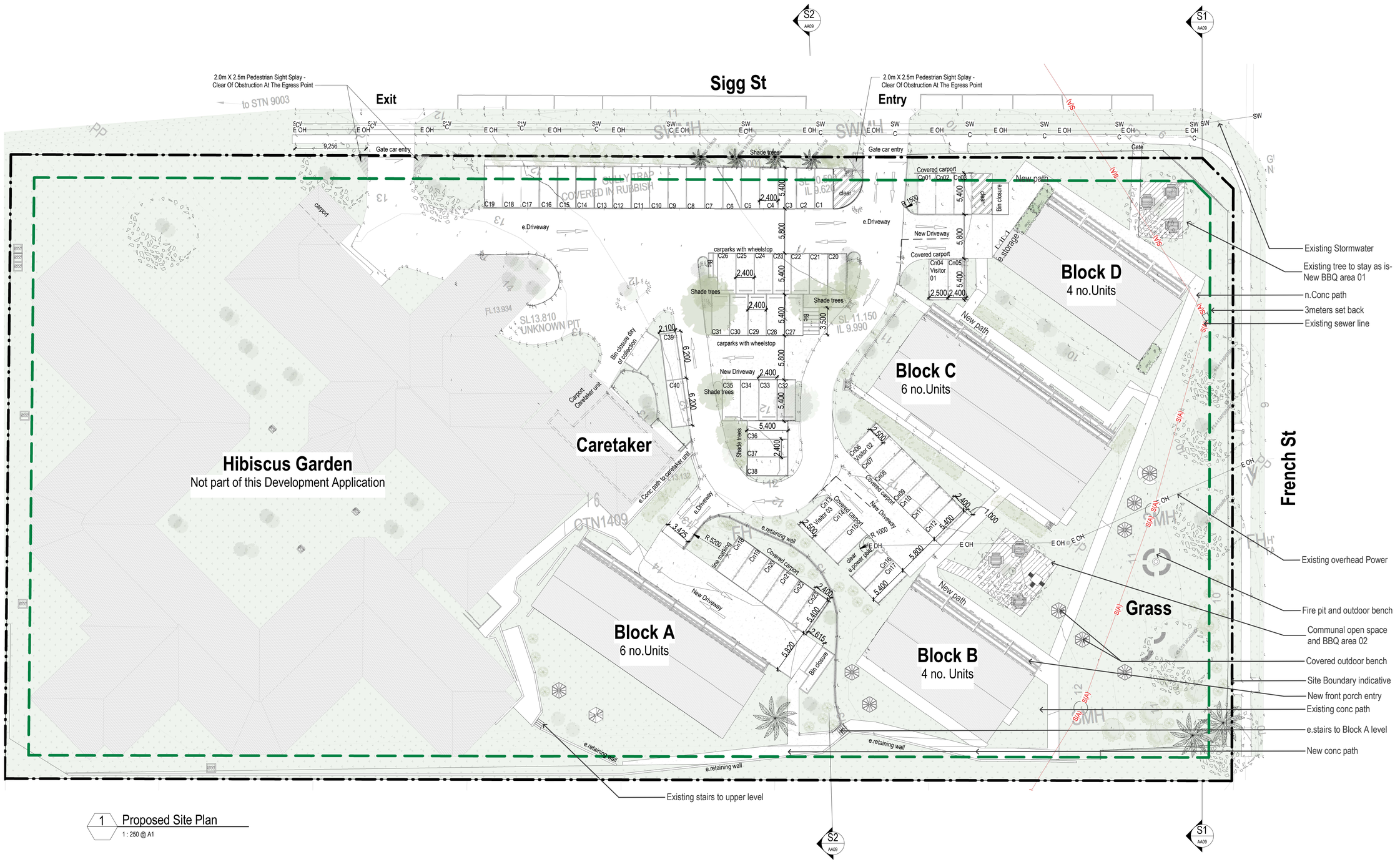
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REV.	DESCRIPTION	DATE
SD1	Preliminary/ Concept for Review	2025.07.07
SD2	Preliminary/ Concept for Review	2025.07.15
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:



1 Proposed Site Plan
1 : 250 @ A1

Legend

bic	Bicycle and Bic park
C	Carpark
e	existing
n	new
mgr	Manager carpark

Services Legend

E OH	Existing Electrical Line Over Head
C	Existing Communications
S(A)	Existing Sewer Line
SW	Existing Storm Water Line
W	Existing Water Line

Initial Design
Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

FAB IDEAS
Architecture & Interior design Studio
BOAQ 5650
ABN: 94 609 829 898
www.fabideas.com.au
design@fabideas.com.au |0402 964 711

Drawing Name
Proposed Master Plan

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As indicated	
		Date 2025.08.07	
Page NO: AA04		Rev. DD4	

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

C

OSKA Consulting Group; Preliminary Civil Services Connection Plan (Ref: OSK7068/P007/A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

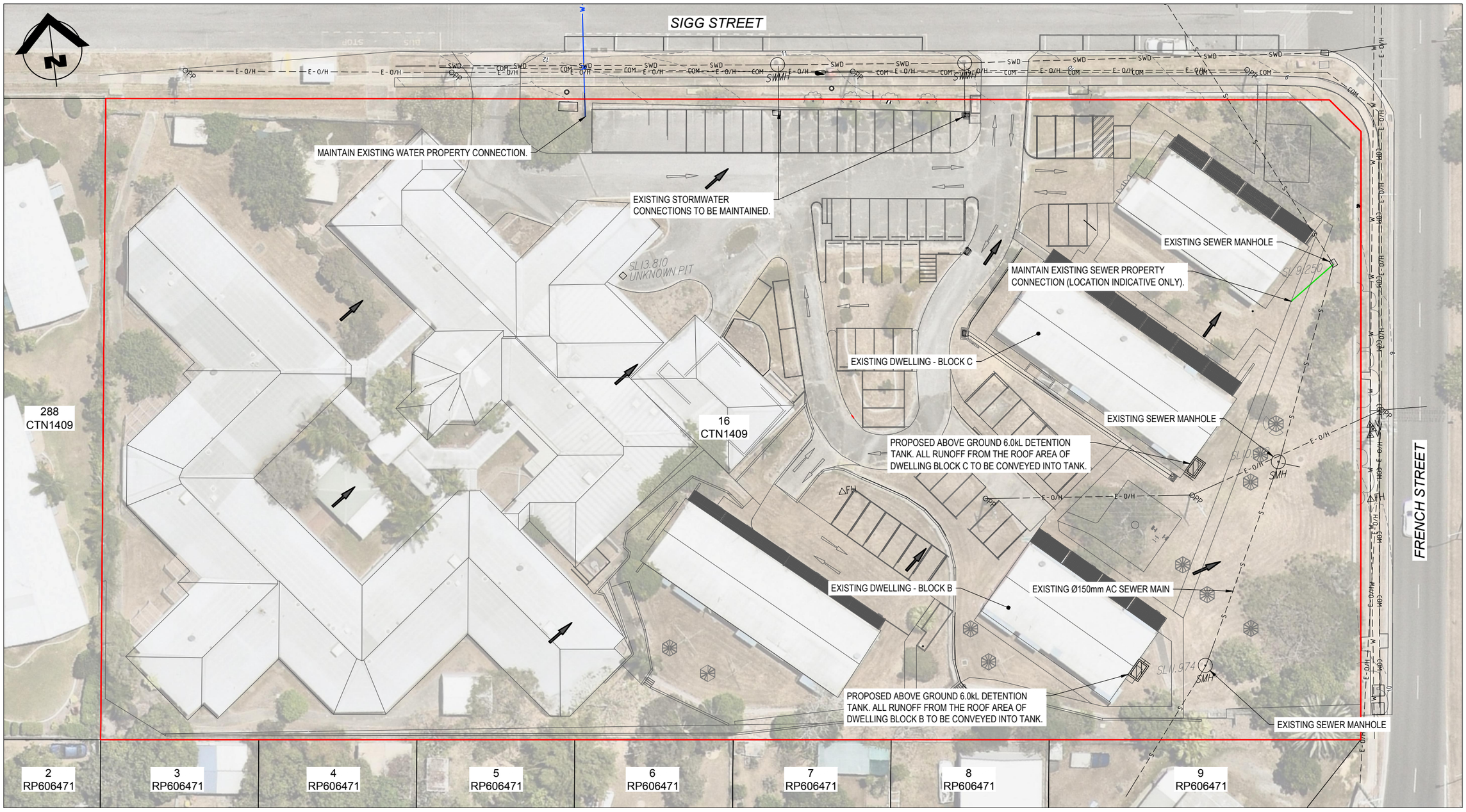
LEGEND

- SWD — PROPOSED STORMWATER DRAINAGE PIPE
- W — EXISTING WATER PROPERTY CONNECTION
- S — EXISTING SEWER PROPERTY CONNECTION
- SITE BOUNDARY
- 80.0 — EXISTING SURFACE CONTOURS
- PROPOSED DETENTION TANK

EXISTING SERVICES LEGEND

- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- SWD — EXISTING STORMWATER PIPE
- COM — EXISTING COMMUNICATIONS CABLE
- E-O/H — EXISTING OVERHEAD ELECTRICAL CABLE

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



REV	DESCRIPTION	BY	DATE
A	ISSUED FOR REPORT	BG	08-08-25

DRAWN BG | DESIGN BG | APPROVED SN

SIGNED
08-08-25
DATE

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DRAWING IS NOT TO BE SCALED

SCALE
1:250 AT A1 | 1:500 AT A3
0 5 10m

CLIENT
THE SHELTER COLLECTIVE GROUP

PROJECT
PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE
CIVIL SERVICES CONNECTION PLAN

DRAWING NUMBER
OSK7068-P007

REVISION
A

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

D

Before You Dig Australia Plans

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Job ID 50701029

OSK7068 - BG

Review responses online



Received 7 of 7 responses

All responses received

45 French Street, South Gladstone QLD 4680

Job dates
01/10/2025 → 01/01/2026

These plans expire on
17 Aug 2025

Lodged by
Aaron Pianta

Authority	Status	Page
BYDA Confirmation		2
APA Group Gas Networks (70711)	Received	4
Ergon QLD	Received	57
Gladstone Area Water Board	Received	96
Gladstone Regional City	Received	102
NBN Co Qld	Received	114
Optus and or Uecomm Qld	Received	125
Telstra QLD Regional	Received	139

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Job No 50701029

byda.com.au

Zero damage - Zero harm - Zero disruption

Contact Details

Contact	Contact number	Company	Enquirer ID
Aaron Pianta	(07) 5580 9777	OSKA Consulting Group	3066674

Email
civil@oska.net.au

Address
Po Box 41
Varsity Lakes QLD 4227

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
21/07/2025	01/10/2025	01/01/2026	Private	Design	Both Footpath, Nature Strip, Road	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
OSK7068 - BG	45 French Street South Gladstone 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
258222600	APA Group Gas Networks (70711)	1800 085 628	NOTIFIED
258222598	Ergon QLD	13 10 46	NOTIFIED
258222597	Gladstone Area Water Board	(07) 4976 3000	NOTIFIED
258222596	Gladstone Regional City	(07) 4970 0700	NOTIFIED
258222594	NBN Co Qld	1800 687 626	NOTIFIED
258222595	Optus and or Uecomm Qld	1800 505 777	NOTIFIED
258222599	Telstra QLD Regional	1800 653 935	NOTIFIED

END OF UTILITIES LIST

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

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.

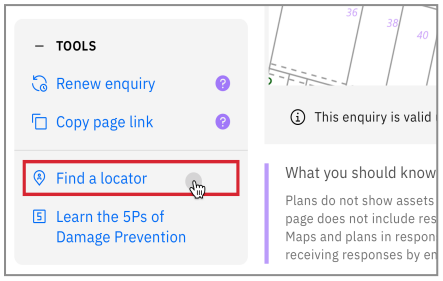
Protect

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

GET QUOTE

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

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

Book a FREE BYDA Session

BOOK NOW

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

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

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APA Group Gas Networks (70711)

Referral
258222600

Member Phone
1800 085 628

Responses from this member

Response received Mon 21 Jul 2025 8.29am

File name	Page
Response Body	5
258222600.pdf	6
400-STD-AM-0001_2 Guidelines for Works Near Existing Gas Assets.pdf	16

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

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

Enquiry Details:

Impact	affected
Sequence Number	258222600
Enquirer Id	3066674
Activity	Planning and Design
Job Number	50701029
User Reference	OSK7068 - BG
Message	

Site Details:

Address	45 French Street South Gladstone QLD 4680

Enquirers Details:

Contact	Aaron Pianta
Company	OSKA Consulting Group
Email	civil@oska.net.au
Phone	+61755809777
Address	Po Box 41 Varsity Lakes QLD 4227

APA Group

APA
Australia's energy infrastructure partner

BEFORE YOU DIG
www.byda.com.au

Before You Dig Australia

Classification: Networks

Enquiry date	21/07/2025
Sequence number	258222600
Work site address	45 French Street South Gladstone QLD 4680



Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025



For your immediate information

THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS (GAS ASSETS)

located in close vicinity to your works.

Enquiry Date:	21/07/2025
Enquirer:	Aaron Pianta
Sequence Number:	258222600
Work Site Address:	45 French Street South Gladstone QLD 4680

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

We confirm there are Gas Assets located in close vicinity of the above location.

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

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- **Phone 1800 085 628**
- **Email BYDA_APA@apa.com.au**

for clarification before proceeding with any work.

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
- Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.



2. Prepare

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



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non- destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
- Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
- Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
- Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
- Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
- APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.

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Version: 1, Version Date: 21/08/2025

Contacts

Contacts APA Group	
Enquiry	**Contact Numbers**
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

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

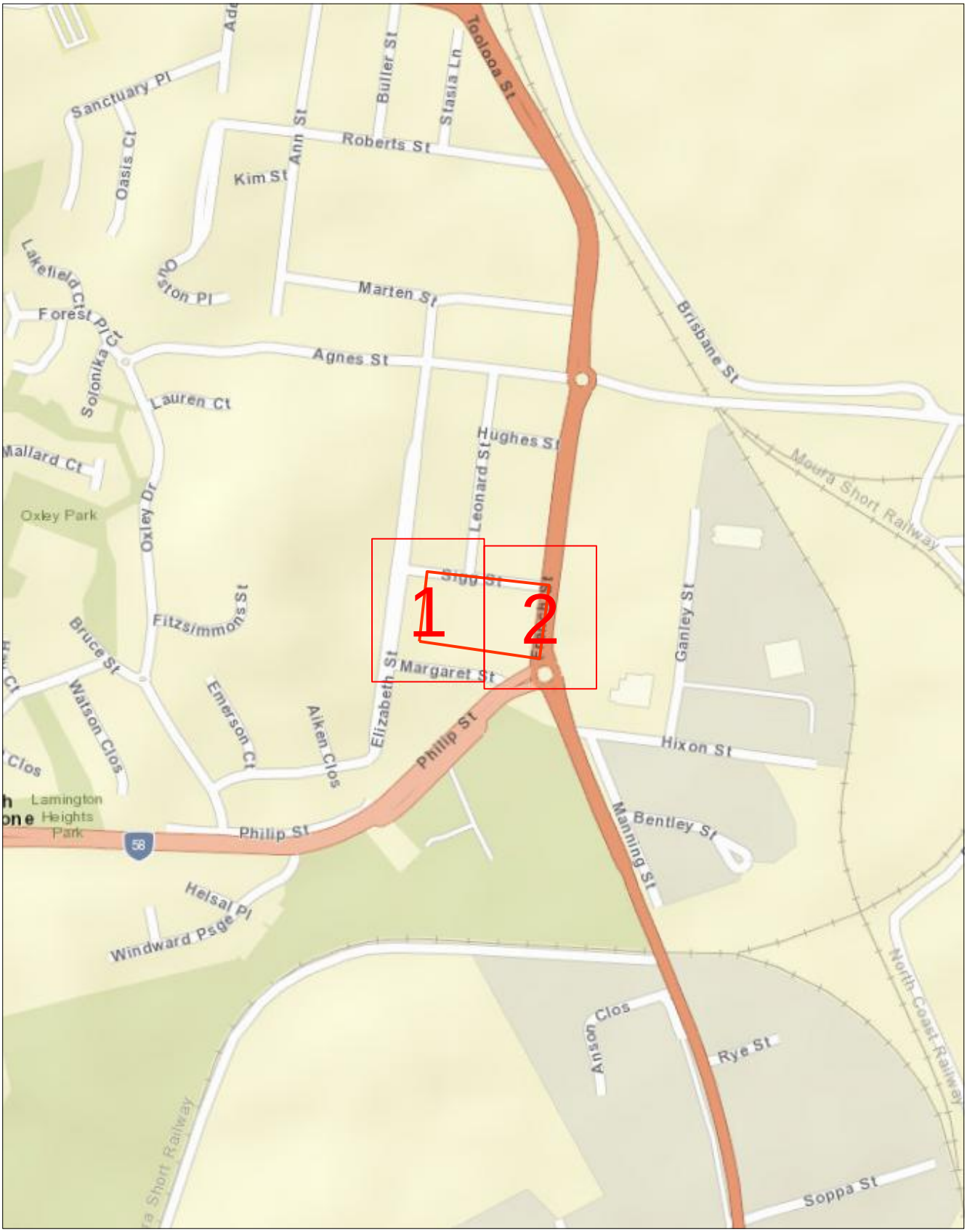
The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	$143.42 per hour
Site Watch – After Hours	$175.06 per hour
Cancellation Fee *Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking.*	$286.84

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

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Site Address:	45 French Street South Gladstone QLD 4680	**Sequence Number:**	258222600



Scale 1: 6000

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

Enquiry Area

Map Key Area

Site Address:	45 French Street South Gladstone QLD 4680	**Sequence Number:**	258222600



Scale 1: 700

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

Enquiry Area

Map Key Area

Site Address:	45 French Street South Gladstone QLD 4680	**Sequence Number:**	258222600



Scale 1: 700

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

Enquiry Area

Map Key Area

Legend

Pipe

- Low pressure
- Medium pressure
- High pressure
- Transmission pressure
- Critical main (behind pipe)
- Proposed (pressure by colour)
- LPG (pressure by colour)
- Hydrogen blended (pressure by colour)
- Abandoned
- Idle/inactive
- Sleeve
- Casing (behind pipe)

Area

- BYDA area of interest

Pipe code and material

C* (for example, C2)	Cast iron
CU	Copper
N2	Nylon
P*	Polyethylene (PE)
P3	Polyvinyl chloride (PVC)
P6, P7, P9–P12	Medium density PE
P2, P4, P8	High density PE
S*	Steel
W2	Wrought galv iron
W3	PE coat wrought galv iron

Object

- Valve
- Buried valve
- Regulator
- Gas supplied = yes
- CP rectifier terminal
- CP test station
- CP anode
- CP bond wire
- Syphon
- Trace wire point

Abbreviation

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

Example

Pipe

40P6 in 80C2	40 mm high pressure medium density poly in an 80 mm cast iron casing
63S8	63 mm medium pressure steel

Pipe code

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

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

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Important information

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

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

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

Scan the QR code to register for an online toolbox, or email **damageprevention@apa.com.au** to request an in-person presentation.

HOMEOWNERS

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

Scan the QR code to view the video, or for more information email **damageprevention@apa.com.au**

Disclaimer and legal details

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

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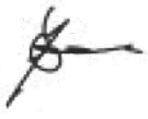
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Version: 1, Version Date: 21/08/2025

Guidelines for Works Near Existing Gas Assets

400-STD-AM-0001

Revision 2

OWNER NAME:	Alan Creffield
OWNER TITLE:	Manager of Integrity
APPROVER NAME:	Anastasia Coutie
APPROVER TITLE:	Team Lead – 3rd Party Engagement
APPROVAL SIGNATURE:	
APPROVAL DATE:	18/08/2023

always powering ahead

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

DOCUMENT CONTROL & APPROVAL INFORMATION

Summary of Changes

Below is a brief summary of the changes made to the document since the previous issued version.

Revision	Description	Date	Author
0.0	Issue for Use	29.06.2018	Matthew Read
1.0	Issued for Use – document periodic update / major overhaul	01.03.2022	Kahil Parsons
2.0	Removal of incorrect table 2 references to 1. proximity of HV cables 2. Updating separation distances to AS2885.3 BYDA reference update Table 4 Note	16.08.2023	Dale Russell

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It is the responsibility of those with printed copies to ensure that the document is current.

Responsibility

Any amendments to this document will be the responsibility of the document owner.

Control

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The purpose of this document is to provide guidelines for third parties planning to install new infrastructure or conduct works near existing APA Networks (**APA**) operated assets.

It is intended that this document will be provided to third parties proposing works around existing gas assets for their use during the design and planning phase following initial planning BYDA enquiries. This document does not provide authorisation to undertake the works but provides APA requirements to ensure that any review and acceptance of proposed works is completed as quickly as possible.

1 INTRODUCTION

1.1 Scope of this Document

This document addresses APA's requirements for considering how a third party's proposed works and APA managed works may impact APA Networks operated assets under the following parts:

Part 1 – APA Notification and Authorisation Requirements

Part 2 – Design and Asset Protection Requirements

Part 3 – Construction and Land Use Requirements

Part 4 – Alteration of Existing Gas Assets

APA Networks acts as the asset operator on behalf of entities Australian Gas Networks (**AGN**), Allgas, APA, Origin and Queensland Nitrates (**QNP**) and operates in New South Wales, Northern Territory, Queensland, South Australia and Victoria. The criteria provided in this document only applies to the assets managed by APA Networks on behalf of these companies.

APA also owns and operates natural gas transmission infrastructure on all mainland states and territories of Australia. These assets are operated by a separate APA entity and are out of scope for this document.

A glossary of all terms and abbreviations used in this document is contained in **Section 7**.

A list of all relevant external standards and APA reference documents is contained in **Section 8**.

1.2 Asset Types

APA Networks' operated gas assets include buried pipe, above and below ground stations (e.g. pressure regulation, valves, meters), electrical cables, cathodic protection systems (e.g. test points, anode beds), pits and electrical cabinets. Depending on the gas type and the operating pressure, gas assets are classified as natural gas transmission, natural gas distribution and Liquefied Petroleum Gas (**LPG**) distribution as shown in **Figure 1**.

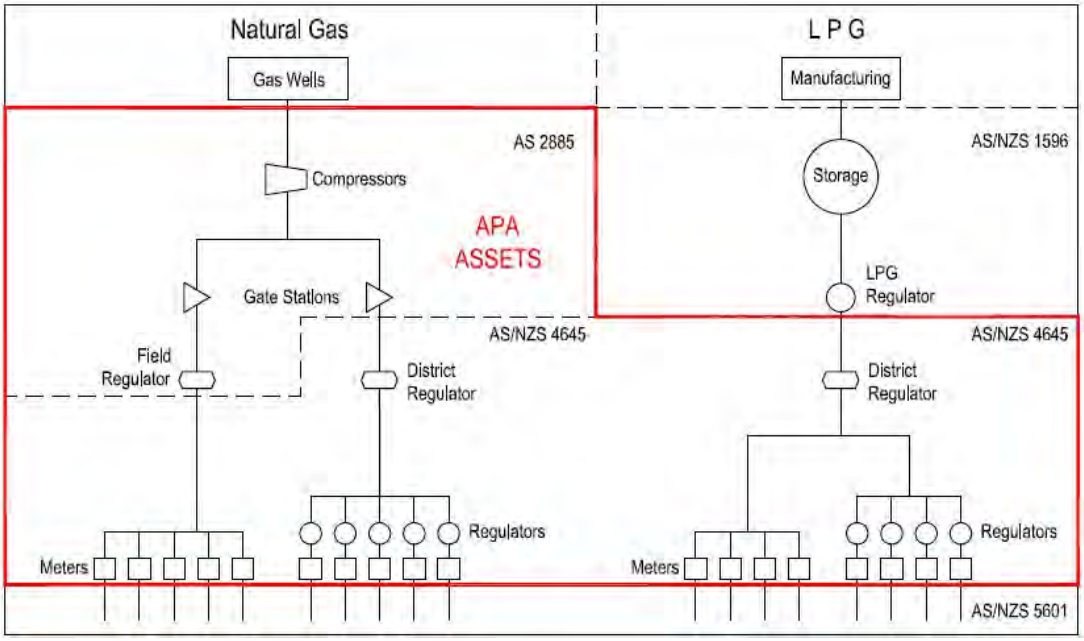


Figure 1 Asset Types and Standards Operated by APA Networks

1.2.1 Natural Gas Transmission

Natural gas transmission pressure assets operate at pressures above 1,050 kPag, and are generally used for transporting large quantities of gas across country. Design, construction and operation of these assets is governed by the AS 2885 suite of Australian Standards (**AS**).

Due to the higher pressure and energy density, there are severe safety, supply and environmental consequences which can result from third party interference. Hence, more stringent requirements and controls are applied to third party works in the vicinity of these assets.

Buried transmission pipelines are constructed from coated steel pipe where the appearance can vary depending on the year of construction, but will generally appear as yellow, black or grey when physically exposed.

1.2.2 Natural Gas Distribution

Natural gas distribution pressure assets operate at pressures below or equal to 1,050 kPag from offtakes of transmission pressure assets, and are generally used to supply consumers such as businesses and homes. Design, construction and operation of these assets is governed by the AS/NZS 4645 suite of Australian Standards.

Due to the lower energy density compared to transmission assets, less stringent requirements and controls are applied to distribution assets. Some distribution assets are deemed critical by APA Networks due to the safety and supply implications that may arise due to a third party strike. These critical distribution assets will be defined on BYDA responses, and some of the controls which are applied to transmission pressure assets (e.g. permit and site watch) will be required.

Buried distribution pressure pipes may be constructed from the following materials and physical appearances when exposed:

- Cast Iron (black);
- Polyethylene (**PE**) (yellow or black with yellow stripes);
- Steel coated or uncoated (generally yellow, black or grey); and
- Other plastic such as Polyvinyl Chloride (**PVC**) or nylon (yellow).

Some legacy materials such as cast iron and nylon may require additional protection during construction works due to the unpredictable nature of the materials.

1.2.3 LPG Distribution

LPG distribution pressure assets operate at pressures below 140 kPag from storage compounds and are generally used to supply consumers such as businesses and homes in parts of Queensland, South Australia and Northern Territory. Design, construction and operation of these assets is governed by the AS/NZS 4645 suite of Australian Standards.

Additional safety considerations are required in addition to the requirements for natural gas, as LPG is heavier than air and will pool at the leak point and can accumulate in a trench or excavation.

The same materials used for buried distribution pressure pipes (**Section 1.2.2**) may be used on LPG distribution networks.

1.3 Damage and Emergencies

If you smell gas or damage has occurred, or is suspected, on any gas asset call APA emergency number **1800 GAS LEAK (1800 427 532) or 1800 808 526 for LPG assets**.

Any unreported damage has the potential to escalate and endanger public safety.

Where damage has resulted in a release of gas, you are advised to take the following immediate action:

- Clear the area of all people. Do not under any circumstance re-enter the damage area;
- Where safe to do so, shut off or remove all ignition sources and devices in the area e.g. naked flames, vehicle engines, power tools, mobile phones;
- Do not attempt to stop the flow or repair the damage:
- Allow the gas to vent to air; and
- Once clear of the area, contact the emergency number **1800 427 532** or **1800 808 526 for LPG assets**.

The conditions in this document or as provided by APA Networks are intended to protect the gas assets as well as keep safe any construction crews or general public in the vicinity. Depending on the circumstances, some variation to the conditions in this document may be required or may be provided by an approved APA Networks site watch representative. It is legislated in all jurisdictions that the direction provided by APA is followed.

1.4 General Duty of Care and Responsibility to Obtain Information

Anybody working near a gas asset, or responsible for such work, has a duty of care to exercise caution, to maintain a safe working environment and to meet requirements of all relevant laws and Occupational Health and Safety legislation.

For general enquiries about results from BYDA please contact:

- DBYDNetworksAPA@apa.com.au for Northern Territory, South Australia, Southern New South Wales and Victoria, and;
- PermitsQLD@apa.com.au for Queensland and Northern NSW (incl. Tamworth).

The third party shall make contact with APA through the BYDA process if any clarification is required to determine the approval processes for any proposed land use changes (within the Measurement Length), design works and construction activities within 3 m of a gas asset or within a pipeline easement.

Any works proposed by the third party will only be authorised if APA is satisfied that the works will not affect the integrity of the APA Networks operated assets.

Any person undertaking work near an APA Networks operated asset, or responsible for such work, must ensure that they familiarise themselves with APA requirements.

Working around any gas asset, especially transmission pressure pipelines, without appropriate planning and controls as specified by APA Networks can be extremely dangerous. Damage to a gas asset could result in:

- Possible explosion and fire with the risk of loss of equipment, property, personal injury, and death;
- Loss of gas supply to thousands of customers;
- Substantial repair and gas restoration liability costs to the authority or principal responsible; and,
- Prosecution under the relevant laws governing pipeline and gas safety.

Prior to the commencement of any works within the Protected Zone of transmission pressure or critical gas assets, the Contractor performing the work must receive an Authority to Work Permit (ATWP).

Any works within the Protected Zone of critical assets must comply with any conditions attached to an ATWP and depending upon the nature of the asset and works supported by an approved construction methodology.

Written authorisation in the form of the ATWP must be kept on site at all times, and the holder of the authorisation must comply with all the conditions of the ATWP. The performance of any works near critical APA Networks operated assets without a valid ATWP and full compliance with its conditions will constitute a safety incident and may also result in an infringement notice and associated penalties issued by the regulator of the APA Networks asset.

1.4.1 Additional Transmission Pressure Pipeline Requirements

Where the works proposed by the third party may result in a change in land use within the Measurement Length for a transmission pressure pipeline (as defined in AS/NZS 2885.6 for Pipelines – Gas and Liquid Petroleum), such works may also be subject to formal approval requirements through APA Networks and applicable local and state government planning processes. This may also require a Safety Management Study (**SMS**) Report to be completed and approved by APA Networks. The SMS Report is generated from an SMS workshop involving an SMS facilitator, the third party and APA Networks. APA Networks is the owner of the SMS Report and any resulting recommendations/ actions must be implemented to the satisfaction of APA prior to the commencement of any physical works.

Certain categories of development/ land use change are not appropriate to be located within the Measurement Length of transmission pressure pipelines. In certain circumstances, the otherwise unacceptable risks associated with such developments may be alleviated with the aid of installing protective slabbing over the asset or undertaking other protection and mitigation measures.

2 PROTECTION PROCESS

APA is committed to working cooperatively with third parties to ensure that existing gas assets will be appropriately protected from any proposed works.

The process to be followed for any proposed works is outlined in **Table 1**. This table cross references the relevant section of this document which provides any specific requirements for each gas asset classification. The steps in this table are to be followed in conjunction with the process outlined by BYDA[1], a flow chart is also provided in **APPENDIX A**.

Table 1 Protection Process Summary

Section	Step	Purpose
3	**Notification and Authorisation**	**Identify and locate existing gas assets in the vicinity of any proposed works.** Submit BYDA requests to obtain indicative plans of gas assets. Notify APA Networks and obtain approval to verify the exact position by physically proving the position of gas assets at the cost of the third party.
4	**Design and Protection Requirements**	**Review APA Networks design and protection requirements for any proposed infrastructure near gas assets.** If acceptable clearance is available in accordance with this section review impact of construction methodology on existing gas assets. If acceptable clearance is not available in accordance with this section and the proposed infrastructure cannot be modified, alteration or protection of the existing gas assets will be required at the cost of the third party.
5	**Construction and Land Use Requirements**	**Review construction methodology for adverse impact to existing gas assets.** Some additional protection measures may be required depending on the existing gas assets, the construction methodology and whether land use changes are required. If works meet the requirements of this document, submit work package to APA Networks for review and approval. If approval is given, then undertake works in accordance with APA Networks conditions/ permits. If approval is not given modify work package accordingly. If works do not meet the requirements of this document or APA Networks approval cannot be reached, alteration or protection of the existing gas assets will be required.
6	**Alteration**	**Request alteration of existing gas infrastructure if there is insufficient clearance or construction methods will adversely impact existing gas assets.** Alteration of existing gas assets are fully recoverable and may result in delays if not identified early.

2.1 Assessment Information

Throughout the protection process, APA Networks assessment may be required to determine if the proposed works/ installation has sufficient separation or if work can be undertaken with a suitable construction methodology. If APA Networks assessment is required, the following information must be provided to enable an efficient and comprehensive review.

- Due dates or a work program;
- The location / address and extent of proposed works;

[1] BYDA process is available at https://www.1100.com.au/safety-information/digging-safely/

- Scope / description of the work impacting APA assets;
- A work package containing detailed design or construction issue drawings with the location of APA assets and the extent of works marked and / or georeferenced. Sufficient details must be provided on the plans to verify locations against APA information, which is typically measured from property boundaries. Plan and cross sectional drawings are typically required, including any proving locations;
- The proposed construction methodology (if available); and
- For critical assets only, a completed permit request form. This form is automatically provided in response to a BYDA enquiry when it is required, with direction for this form included in the BYDA response (refer to **Section 5.2**).

If the information provided is incomplete, or irrelevant information is provided, it may result in a delay of the assessment process and provision of a response. Due to the varying nature of potential works, it is not possible to develop a comprehensive listing of information that will be required for each work type, but the above is provided as a general guideline for what will normally be required.

3 PART 1 - APA NOTIFICATION AND AUTHORISATION REQUIREMENTS

3.1 BYDA Request

The fastest method for obtaining APA Network gas asset locations is to lodge a BYDA request. A response can be expected from APA within two business days, and may include one of three responses as outlined in **APPENDIX A**, depending on the location of the works in relation to existing APA operated gas assets in the vicinity.

For some BYDA requests, APA Networks may provide different responses to different assets affected by the proposed works. In all instances it is the responsibility of the third party to review and follow the direction of all BYDA responses.

The information provided by APA Networks in response to a BYDA request, along with any other plans or subsequent information provided by APA, show only the indicative location of the asset at the time and are a guide only. In most instances it will be necessary to prove the location of all buried assets within the proposed work area.

The following items must be considered when using asset information provided by APA Networks:

- Gas service lines from buried distribution pressure supply mains to consumers may not be shown on plans. Service lines are usually laid at right angles from main to a meter position, except where road conduits are provided; and
- Plans become rapidly outdated and so should be used within 30 days and then destroyed. It is the responsibility of the third party to contact APA Networks to seek the updated or renewal of any information after this time.

APA shall not be liable or responsible for the accuracy of any information supplied.

3.2 Provings and Site Identification

Electronic location (e.g. ground penetrating radar, pipe locators) of gas assets is required to verify the onsite locations and any plans that have been provided.

Physical proving of existing gas assets is required at key locations to verify that the separation and protection criteria provided in this document have been achieved. The location and quantity of provings will depend on the scope of proposed work, but provings will at least be required at infrastructure crossing points or where changes to surface level condition are planned.

Additional verifications are required for works parallel and in close vicinity to existing gas assets. Physical provings at maximum 10 m intervals along straight sections of pipe, along with all bends, branch lines and customer service offtakes to verify asset locations.

Note: Live service offtakes which no longer supply consumers may protrude from the gas asset and are not traceable or identifiable from records.

Note: The maximum physical proving intervals for straight sections of pipe may be adjusted based upon the discretion of APA personnel for extenuating circumstances.

The following items must be considered when proving the location of an existing gas asset:

- Provings must be conducted safely and in accordance with the requirements of **Section 5.5.2.** If damage to a gas asset does occur it should be reported immediately to APA as described in **Section 1.3**.
- Permit and site watch by an APA Networks representative may be required for some proving activities in accordance with **Section 5.2**.

3.3 APA Notification and Authorisation Process

Prior to the third party undertaking any works/ activities or as part of the planning and design phase, the third party shall ensure a BYDA request is submitted. The automated response received from the BYDA system will be tailored based on the criticality of the assets.

For assets operated at distribution pressures and not considered critical mains, a Duty of Care Notice is provided with the BYDA response for the third party to consider. Site watch may be necessary under a duty of care notice where additional protection or other integrity concerns require it.

In the event that works are conducted within the Protected Zone of a transmission pipeline and/ or critical distribution main, these works will require a review approval received from APA prior to commencement of works. Works subject to this requirement are deemed to include, but not limited to, the following activities that fall under **Table 3**;

- Non Destructive Digging (**NDD**);
- Mechanical excavation including trenchless excavation i.e. drilling (boring, horizontal direction drilling (**HDD**), pipeline bursting and tunnelling) for installing infrastructure such as the following; o Roadways, driveways, railways, pavements;
    - o Electrical equipment (cables, overhead transmission lines, telecommunication cable or power poles);
    - o Installation of culverts/ pipes (water, drainage, sewer or reticulation); o Landscaping.

APA will not approve certain activities and structures in the transmission pipeline easement (if applicable), including the following;

- Permanent storage;
- Installation of billboard structures;
- Use and storage for explosives, flammables or corrosives;
- Blasting;
- Structures forming part of any house, house extensions, carports or entertainment areas;
- Dams and other manmade water features. Locations of dams off the pipeline easement/ protected zone must not create run off or drainage towards the pipeline easement;
- Chemically treated effluent coming in contact with the pipeline easement/ protected zone;
- Garbage, sand fill, refuse disposal;
- Airstrips.

The Third Party must submit an enquiry to APA at the earliest possible stage to allow sufficient time for assessment. Submissions should include the following information;

- Land description and map identifying location of the proposed works;
- Types of works to be carried out;
- Intended future use of the land (where relating to change in land use)
- Type and weight of machinery that will be used;
- Any plans or diagrams of the works;
- Timeframe for the works.

The sequence of obtaining APA approval is as follows;

a) Submit enquiry for Initial Review – The Third Party submits the request prior to works commencing and APA Networks will complete an ‘Initial Review’. The third party must not progress any works on site until they receive a response from APA Networks. The two possible outcomes of this stage are a ‘No Impact’ response or;

b) Enquiry Escalated for Standard Assessment – The request will be forwarded to APA Networks Field or System Operations personnel for a more detailed appraisal, which may involve contacting the third party, site visits, locating of assets of site, and/or request for additional information. The third party must not progress any work on site until they receive a response from APA Networks. The two possible outcomes of this stage are a ‘No Objection under standard conditions’ response or;

c) Enquiry Escalated for Engineering Assessment – The request has been forwarded to the Integrity Third Party Engagement team for additional appraisal and determination of specific conditions. The third party must not progress any works on site until they receive a response from APA Networks. The two possible outcomes of this stage are a ‘No Objection under special conditions response’ or;

d) Enquiry Escalated for Alteration – The Integrity Third Party Engagement team triggers the alteration process for this enquiry. The third party will be contacted for additional information and must not progress any work on site until they receive a response from APA Networks.

e) No Impact – The third party receives a 'No Impact' response and can proceed with the works under appropriate APA Networks requirements e.g. Duty of Care, Authority to Work Permit and/or Site Watch.

f) No Objection Under Conditions – The third party will receive a No Objection under standard or special conditions response and can progress with the planning of the works under the conditions specified in the response and appropriate APA Networks requirements e.g. Duty of Care, Authority to Work Permit and/or Site Watch.

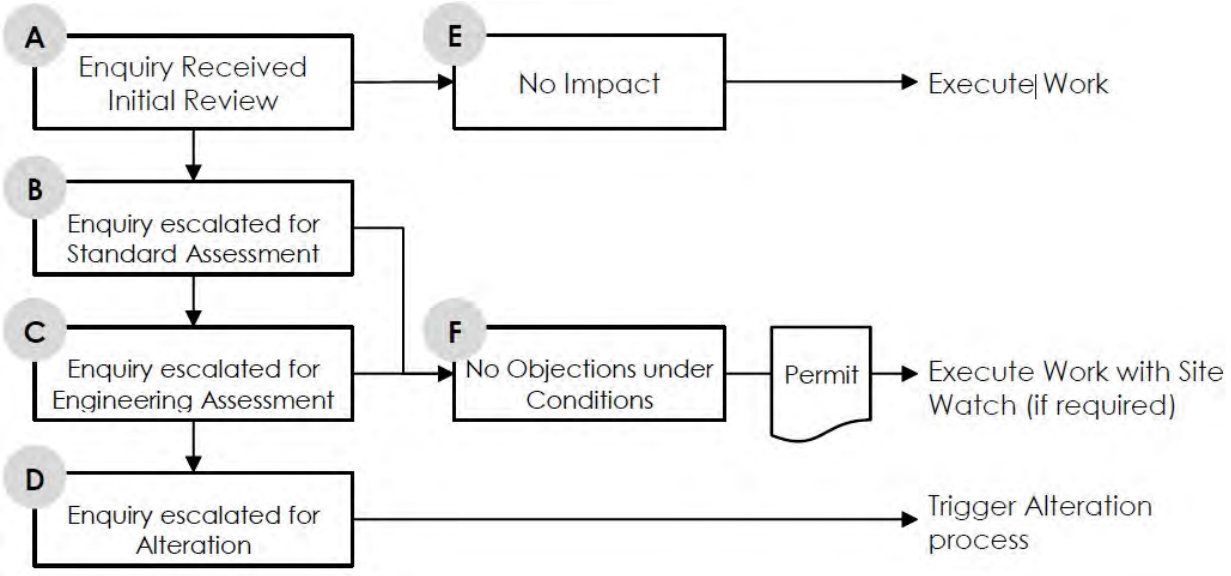


Figure 2 Stages for Third Party Works Authorisation Request

For works around APA Networks transmission pipelines or critical mains the documents take precedence in the following order;

- APA Authority to Work Permit (**ATWP**)
- APA accepted Third Party Construction Drawings
- APA accepted Third Party Construction Methodology
- APA Networks Guidelines for Works Near Existing Gas Assets (this document)
- APA accepted Third Party Safe Work Method Statement (**SWMS**) (if applicable)

3.4 Commercial Agreement and Service Delivery

APA will undertake a review of Third Party Works, as required. At APA's discretion cost recovery for these works may be required. Where APA Networks requires cost recovery a commercial service agreement in the form of a Works Agreement will be required.

Note: Any third party works requiring blasting, seismic and/or tunnelling work near APA Networks operated assets will not be considered "low risk" and cost recovery for detailed review maybe required.

3.5 Decommissioned Gas Assets

Decommissioned gas assets that remain in the ground are not always shown on BYDA plans.

Where unknown assets are identified or suspected on site but are not on APA plans, they must be treated as being live. In this instance, the third party must contact all utility owners and operators in the area of the BYDA and notify them of the findings.

Following review, if APA accepts that it is a decommissioned gas asset, the asset must be treated as per the requirements of this document. APA will take no further action where it is not considered to be a decommissioned gas asset.

In some cases, decommissioned gas assets are required for future use by APA (sometimes noted as “Idle” on APA plans). These assets must be treated as live using the same criteria outlined in this document, and must not be removed or altered without APA’s express written approval.

Where APA confirms there is no future use of a decommissioned gas asset (sometimes noted as “Abandoned” on APA plans), removal of the asset can be undertaken by the third party under the following conditions:

- For assets considered by APA to be decommissioned gas assets, APA must be engaged to verify that the asset is gas free;
- End caps must be permanently sealed, using an APA approved methodology, on any decommissioned sections that are to be left in place to prevent future water ingress into the remaining sections of the decommissioned gas asset;
- An as-built drawing must be submitted by the third party for any section(s) of a decommissioned gas asset removed by the third party or its sub-contractors to ensure BYDA can be updated accordingly; and
- Payment for costs associated with any verification or alteration activities must be provided prior to APA undertaking works.

4 PART 2 - DESIGN AND ASSET PROTECTION REQUIREMENTS

4.1 Standard Clearances

Minimum clearance dimensions outlined in this section must be met to allow for safe future maintainability and protection of existing gas assets. If separation clearances cannot be achieved, APA will review the proposed infrastructure on a case-by-case basis to determine whether a resolution can be achieved before alteration of any existing gas assets is considered. Authorisation of works by APA is still required, regardless of being able to achieve the required separation distances.

Clearances specified in **Table 2** are measured from the closest edges of the existing gas asset to the proposed infrastructure. Depending on the exact nature of proposed infrastructure, additional clearance may be required.

Note: Clearances specified herein are from gas assets, third party utilities may have their own standard separations that exceed APA's minimums specified in **Table 2.**

The future access zone required around a gas asset depends upon a number of factors such as size, operating pressure, depth and soil conditions, but typically this access zone is at least 1000 mm either side and 700 mm below the gas asset. As an aid for design and / or installation, the minimum clearances presented in **Table 2** are provided to allow for safe future access to gas assets. These minimum clearances assume that the asset have been proven and the location verified. There may be circumstances where additional clearances are required.

Table 2 Minimum Clearances

Clearance Type (Note 2, 9)	Minimum Transmission Pressure Asset Clearance	Minimum Distribution Pressure Asset Clearance
Any installation up to 0.6 metres wide which is crossing the gas asset	500 mm Vertical **(Note 2)**	300 mm Vertical **(Note 2)**
Any installation over 0.6 metres wide which is crossing the gas asset	500 mm Vertical	300 mm Vertical **(Note 2)**
Any installation laid by trenchless excavation e.g. HDD, boring, etc.	3000 mm Vertical	600 mm Vertical
	Refer to **Section 5.6** for minimum horizontal separation distances	
Any installation laid parallel to a steel gas asset	600 mm Horizontal **(Note 2, 3)**	
Any installation laid parallel to any gas asset other than steel	N/A	300 mm Horizontal **(Note 2, 3)**
Trenching separation from edge of gas asset to edge of trench **(Note 4)**	500 mm Horizontal	300 mm Horizontal
Underground electrical cables laid parallel to any gas asset other than steel	N/A	300 mm Horizontal
Electrical conduits and cables (<11 kV) laid parallel to a steel gas asset	Engineering assessment required **(Note 2, 3)**	
Electrical conduits and cables (≥ 11kV) laid parallel to a steel gas asset	**(Note 2, 3)** Engineering assessment required **(Note 7)**	

Electrical earthing systems near a steel gas asset	High Voltage: Engineering Assessment Required Low Voltage: 300 mm Horizontal **(Note 7)**	
Electrical earthing system near any gas asset other than steel	N/A	300 mm Horizontal
Clearance Type (Note 2, 9)	**Minimum Transmission Pressure Asset Clearance**	**Minimum Distribution Pressure Asset Clearance**
Undisturbed cover from the top of the gas asset to the underside of trenching or road pavement boxing	500 mm Vertical	300 mm Vertical **(Note 1)**
Distance from predominant building line	3000 mm Horizontal Where applicable outside pipeline easement	Refer to **Section 4.2**
Distance from Sensitive Use Locations (Refer **Section 7** for Glossary of Terms and Abbreviations)	APA Engineering Assessment Required **(Note 8)**	N/A
Canopies longer than 15 m parallel to the edge of the gas asset	3000 mm Horizontal **(Note 10)**	Refer to **Table 4** **(Note 10)**
Any installation that could add excessive loads to the gas asset or restrict access to the gas asset	3000 mm Horizontal **(Note 2)**	
Any installations that may need require underpinning were APA to expose the gas asset	3000 mm Horizontal	
Any temporary stake, e.g. star picket	300 mm Horizontal	
Electrical poles including street lighting and traffic signals	3000 mm Horizontal Where applicable outside pipeline easement	1000 mm **(Note 3, 5, 6, 7)**
Fence post, including road safety barriers	3000 mm Horizontal when installed per APA requirements	500 mm Horizontal when installed per APA requirements
Pile or pier	3000 mm Horizontal when installed per APA requirements	500 mm Horizontal when installed per APA requirements
Permanent Heavy Vehicle Loads (Greater than 4.5T)	Refer to **Section 4.7** Temporary and Permanent Vehicle Loads	
Tree Root Barrier	3000 mm Horizontal	1000 mm Horizontal Refer to **Section 4.3** Landscaping Plans
Separation distances for vegetation	Refer to **Section 4.3** Landscaping Plans	

Note 1: For distribution main crossings, where the vertical separation distance is less than 300 mm physical protective slabbing, e.g. HDPE or concrete, shall be installed where the other utility is crossing beneath the APA pipeline/distribution main.

HDPE or concrete, shall be installed where the other utility is crossing above the APA pipeline/distribution main.

No protective slabbing is required for utility crossings greater than 500 mm separation.

Note 2: Structures and large utilities crossing APA Networks operated assets need to be self-supporting so that future repairs or maintenance of the asset can occur as per **Section 4.2 Third Party Assets and Structures**.

Note 3: Horizontal separation includes utility surface access pits, thrust blocks and/ or footings.

Note 4: Additional horizontal separation may be required depending on the extent of the planned works, local soil conditions and trench stability of the existing gas asset. This is particularly relevant where works occur within the angle of repose of the existing gas asset (e.g. parallel trenching that is deeper than the existing gas asset) and may result in undermining.

Note 5: In accordance with 'AS/NZS 4853 – Electrical hazards on metallic pipelines' without further information and APA engineering assessment, no electrical power poles for 66kV or above are permitted within the following separation distances of steel gas assets;

- If the power line has an Overhead Earth Wire (**OHEW**) – 15 m;
- If power line does not have an OHEW – 100 m;

Note 6: Where electrical poles (including street lighting and traffic signals) are proposed which place the gas asset within the no dig zone specified by the electrical authority either of the following shall occur;

a) The poles shall be designed with deeper foundations to be self-supporting if the gas asset needs to be excavated. Or;

b) For non-metallic assets relocated into a conduit that extends past the no dig zone.

Note 7: Clearance for electrical cables and earthing systems from steel gas assets must be reviewed in accordance with **Section 4.6 Earthing and Electrical Effects**. Electrical cables, substations and/or earthing systems installed in the vicinity of steel gas assets require an Earth Potential Risk (**EPR**) and Low Frequency Induction (**LFI**) assessment to AS/NZS 4853.

Note 8: Requires a setback distance to stay away from the Measurement Length (refer to **Table 14 Glossary of Terms and Abbreviations**). Alternatively, the setback distance may be reduced if protection slabbing is installed along the Sensitive Use Location where interaction with the Measurement Length occurs. This may also be limited to the development area subject to APA engineering assessment.

Note 9: Pipeline protection needs to be assessed and shown on the design plans with design clearances. This includes recoating, bridge slab or asset strike protection slab.

Note 10: Clearance may be dependent on demonstrating that there is sufficient continuous ventilation.

For construction and land use activities around gas assets the minimum horizontal clearances referenced in **Table 3** must be followed.

Table 3 Minimum Clearances for Construction Works and Land Use Activities

Construction and Land Use Activities	Minimum Horizontal Clearance	
	Transmission Pressure & Critical Distribution Mains	Non-Critical Distribution Pressure Mains
Excavation without APA representative present **(Note 1)**	3000 mm	N/A
Trenchless Excavation **(Note 1)**	3000 mm Refer to **Section 5.6**	1000 mm Refer to **Section 5.6**
Temporary Heavy Vehicle Traffic (greater than 4.5T)	If the load has not been assessed, maintain a Horizontal separation of 3000 mm. APA engineering assessment must be completed if crossing asset. Refer to **Section 4.7** Temporary and Permanent Vehicle Crossings	Refer to **Section 4.7** Temporary and Permanent Vehicle Crossings
Installation of Piles, Piers or Poles	Refer to **Table 2** and **Section 5.7**	
Hot Works from Construction Activities	Any hot works within 5000 mm of an open trench containing gas asset or where cover is less than 300 mm. Refer to **Section 5.8**. **(Note 2)**	
Compaction	**Section 5.10** for Compaction Limits Maximum Compaction Limits	
Vibration Limits	No vibration within 3000 mm of the pipeline and greater distance to comply with **Section 5.9**	
Blasting, Seismic Survey or the use of Explosives	Approval required for works within 100m. Refer to **Section 5.11**.	
Lifting over exposed gas asset	Not permitted over the gas asset. Refer to **Section 5.12** for Suspended Materials above Gas Assets and No Go Zones for Cranes.	
Clearance of crane outriggers to gas assets	Not permitted within 3000 mm of gas asset. Refer to **Section 5.12** for Suspended Materials above Gas Assets and No Go Zones for Cranes.	
Clearance of temporary material from pipeline	Not permitted within 3000 mm of gas assets. Refer to **Section 5.13** for Temporary Materials.	

Note 1: Excavation covers NDD, mechanical excavation and trenchless excavation (boring, HDD, pipeline bursting and tunnelling).

Note 2: Horizontal separation distance also applies to any pits or valve covers.

4.2 Third Party Assets and Structures

Structures, including but not limited to buildings, walls, canopies, footings, pile caps or retaining walls, must not transfer any load to or be installed over any gas asset.

The design of any third party asset or structure must take into account future safe access of any gas assets in the vicinity. The proposed third party asset or structure must be installed in a way that prevents the angle of repose from encroaching into the future access zone as specified in **Section 4.1** around the existing gas asset.

Any third party asset or structure installed within proximity to a transmission pipeline or critical distribution pressure main must be designed to be self-supporting and allow for a minimum excavation window 1m on either side of the asset and 700 mm below the edge of the asset, for maintenance of the asset. This self-supporting design information is required to be shown on the construction drawings supported by geotechnical data and calculations. Construction of structures on pipeline easements are not permitted without explicit consent from APA.

Distribution pressure gas mains must be offset from the expected predominant building line at a distance in accordance with **Table 4**. Transmission pressure gas assets shall be per **Table 2**.

Table 4 Minimum Building Offset Distances for Distribution Pressure Gas Mains

Diameter (DN)	MAOP (kPag)			
	≤210	>210 ≤ 420	>420 ≤ 600	>600
≤110	0.5 m	0.5 m	1.0m	3 m
>110 ≤ 160	0.5 m	0.5 m	3 m	5 m
>160	0.5 m	3 m	3 m	8 m

Gas assets may be located underneath curbing or strip footings for road safety barriers for short sections up to 10 m to allow for tapers. The integrity of the gas asset to be located underneath the curbing or strip footing may require inspection, repair, recoating and / or slabbing depending on the existing condition and extent of proposed works.

Posts or poles which are located in road reserve, or otherwise exposed to vehicle impact, must be designed such that there will be no damage to the gas asset in the event of a vehicle impact.

For works in Victoria, consent from the relevant State Minister is required under Section 120 of the *Pipelines Act 2005* (VIC) for the erection of structures or buildings within 3,000 mm of a transmission pressure asset. Ministerial consent must be arranged through Energy Safe Victoria (**ESV**) following review and acceptance of the proposed designs by APA Networks.

4.3 Landscaping Plans

Vegetation may limit line of site, access and passage along an existing gas asset alignment, while the associated roots may damage existing buried pipe, coating or other ancillary equipment (e.g. cables). Above ground gas infrastructure may also be exposed to hazards from falling vegetation and increased fire risk. Additionally, trees and tree roots may limit access to the gas asset in an emergency, during normal operations and when make new connections or modifications.

Landscaping plans which include vegetation should select tree species which do not have vigorous root activity and do not exceed above 5m in height when fully mature when planted within 3m of gas assets. The pre-selection of trees considered suitable for planting within road reserves and near gas assets should also consider interference with, or damage to, other underground and overhead services.

For all landscaping works within 3 m of transmission pressure or critical distribution pressure gas assets the following details must submitted to APA for review and approval prior to planting.

- Tree species – botanical and common name
- Mature tree buttress and canopy diameter
- Mature tree height

- Maximum root ball diameter
- Offset from gas asset
- Method of protection to gas asset

Trees to be planted within 3 m of transmission pressure or critical distribution pressure gas assets, should also adhere to **Table 5** below.

Note: Horizontal separation is measured from pipe edge to edge of mature trunk or mature drip line, whichever is the greater.

Strata cells are not considered an appropriate protection from tree roots. If strata cells are to be installed in the vicinity of existing buried gas assets, the controls identified in **Table 5** must be used for protection.

Table 5 Protection of Distribution Gas Assets from Vegetation

Vegetation Types	Requirements	Horizontal Separation from Pipe Edge to Vegetation			
		Greater than 3 m	1.5 to 3m	1.5 to 0.5 m	<0.5 m
Trees or Large Shrubs	Min. separation of 3 m is required between trees and pipe if no protection methods are utilised.				
Medium and Small Shrubs	Within 1.5 m – 0.5 m protection methods must be utilised.				
Ground cover and grasses	No protection methods required.				

Gas Protection Methods	
	No protection methods required, provided separation limits are followed.
	Within 3 m, tree species which have mature buttress diameters less than 0.15 m and do not have invasive or deep roots may be accommodated without protection methods after consultation with APA Networks **(Note 1)**. For trees with mature buttress diameters greater than 0.15 m one of the following gas protection methods must be implemented; 1. Lowering or relocation of the gas asset to a minimum of 1.2 m cover. 2. Installation of new gas conduit beyond the structural root zone (**SRZ**) of the mature tree species for future use. **(Note 2)** 3. Installation of a root barrier system. System to be 1 m deep or extend 250mm below the gas asset, whichever is the greater.
	Within 1.5 m installation of a root barriers system is mandatory and gas protection methods are as follows; 1. Installation of a robust root barrier system. System to be 1 m deep or extend 250 mm below the gas asset, whichever is the greater. **AND** 2. Lowering or relocation of the gas asset to a minimum of 1.2 m cover. **OR** 3. Installation of new gas conduit beyond the SRZ of the mature tree species for future use. **(Note 2)**
	Planting directly over gas assets is not permitted in any location, as it prevents emergency and maintenance access. Tree roots can damage gas asset resulting in gas leaks.

Note 1: Refers to the minimum 1.5 m structural root zone for a mature buttress diameter less than 0.15 m mandated under AS 4970 – Protection of trees on development sites.

Note 2: Suitable protection method for PE mains only. Conduits to be recorded in Geographic Information System (**GIS**) for future referencing.

Note 3: On transmission pressure assets vegetation must not limit line of site along the buried gas assets alignment, all signage must remain each in sight of the other.

4.4 Surface Levels and Conditions

Decreases or increases to surface levels must consider depth of cover requirements for gas assets specified in **Table 6**. This is in addition to maintaining a minimum working cover from the top of the gas asset to the underside of trenching or road box out works during construction as specified in **Table 2**. Vehicles must not cross gas assets at covers less than those specified in **Table 6** unless in accordance with **Section 5.10** for Compaction Limits or **Section 4.7** for Temporary and Permanent Vehicle Crossings.

Where existing surfaces are to be modified, finished cover levels are not to be reduced to less than existing levels, unless meeting the minimum requirements of **Table 6**. The requirement for, and the extent of, protective slabbing over any APA Networks operated asset will be determined by APA at its sole discretion with adherence to minimum depth of cover without physical protection as the preference. Depending on the location, local councils and relevant road/ rail authorities may have minimum depth of cover requirements that APA are required to meet which are more stringent than those listed in **Table 6**. Depth of cover requirements for individual consumer offtakes (service connections) are also provided in **Table 7**.

Details of any additional fill proposed to be placed on or within 3 metres of a gas asset, or within any applicable easement, must be clearly shown on plans and must be approved by APA Networks in writing. A maximum depth of cover of 2,500 mm for transmission pressure assets and 2000 mm for distribution assets apply in all locations; however, it is preferred not to exceed 1500 mm for both types of assets.

Table 6 Minimum Depth of Cover Requirements for Pipelines and Mains

Asset Location	Minimum Depth of Cover (Note 3)	
	Transmission Pressure Asset	Distribution Pressure Asset
Under Minor Road Pavement **(Note 1)**	• 1,200 mm • 1,200 mm to 1,000 mm with physical protection slabbing and APA engineering load assessment	• 750 mm • 750 mm to 600 mm with physical protection slabbing and APA engineering load assessment
Under Major Road Pavement **(Note 2)**	• 1,200 mm • 1200 mm to 1,000 mm with bridging slabs **(Note 4)**	• 1,200 mm • 1200 mm to 750 mm with bridging slabs **(Note 4)**
In Road Reserve but not Under Road Pavement	• 900 mm • 900 mm to 750 mm with protective slabbing contingent upon pipeline location class	• 750 mm • 750 mm to 600 mm with protective slabbing
Not in Road Reserve	• 900 mm • 750 mm with protective slabbing contingent upon pipeline location class	• 750 mm for > 210 kPa • 600 mm for ≤ 210 kPa
Railway Reserve	2000 mm **(Note 5)**	
Large Open Drain or Major Water Crossing	2000 mm **(Note 6)**	

Note 1: Minor road pavements typically are owned by local councils.

Note 2: All roads owned by state and federal authorities are major roads. Roads owned by council may be major or minor roads. Covers less than 1200 mm may require dispensation from the relevant road authority.

Note 3: Protective slabbing must be installed where minimum depth of cover requirements cannot be met or are required to meet specific safety requirements. Bridging slabbing for transmission pressure assets may be replaced with protection slabbing following APA engineering assessment.

Note 4: The requirement for bridging slabs can be downgrade to physical protection slabbing where APA engineering assessment is completed and approved.

Note 5: Installation within railway reserve shall be in accordance with both AS 4799 and the respective operating standard for the gas assets i.e. AS 2885 and AS 4645.

Note 6: The minimum depth of cover of 2,000 mm shall consider future scour of the drain or waterway crossing. For man-made drains the depth of cover can be reduced to 1200 mm if sealed (i.e. concreted) and appropriately designed. For transmission pressure assets, waterway crossings shall be designed in accordance with AS 2885.1 – 2018 Clause 5.8.6.2. For all assets, as a minimum the following shall be considered;

a) A hydrological investigation to determine the stream power under peak stream, watercourse or waterway flows. The investigation shall determine the 1 in 100 year flood and the probable maximum flood and intermediate (optional) flood conditions.

b) A geotechnical investigation to determine the physical parameters of the crossings, and using the information from the hydrological investigation, the erosion potential. This assessment should also consider the meander potential of the watercourse so that the limits of special construction can be defined.

Table 7 Minimum Depth of Cover Requirements for Customer Offtakes (Services)

Asset Location	Customer Offtake size	
	≤ DN50	> DN50 and ≤ DN110 (Note 1)
Roadway	450 mm	600 mm
Private Property	300 mm	450 mm

Note 1: Customer offtakes (services) with diameters greater than DN110 shall have depth of cover in accordance with **Table 6**.

Changes to surface conditions (e.g. changing from nature strip to road pavement) or which place the gas asset in an inaccessible position (e.g. with excessive cover) may require slabbing, recoating and / or relocation. Changes to surrounding surface levels or conditions must also consider drainage and the potential to result in erosion of cover for gas assets. Additionally, gas fittings such as valves, stopple fittings or flanges must not be located underneath road pavement. An APA Engineering assessment will be required if this is not feasible, refer to **Section 6**.

Where a new hardstand surface is installed on non-metallic distribution pressure mains (e.g. a painted concrete driveway), consideration should be given to including a casing or enveloper pipe to APA requirements for insertion of future gas assets. This will ensure that the new hardstand surface is not modified as part of the future gas installation. Where a casing or enveloper pipe is installed for future insertion works surveyed as-constructed records are to be provided to APA Networks for incorporation into the GIS records.

For transmission pressure gas assets, any landscaping material should be level within the easement or a minimum of 3 m (but preferably 6 m) to each side of the pipeline, to permit excavating equipment to operate without having to destroy the adjacent landscaping.

4.5 Casings Vent Stacks

Casings provide mechanical protection and protection to gas assets from external loadings. Some cased crossings are sealed and fitted with a casing vent stack, which gas leaks are identified via.

The following APA requirements are to be applied for works near casing vent stacks:

- Casing vent stacks cannot be removed unless an alternative arrangement has been approved by APA Networks or they have been assessed as being redundant;
- Unfettered access is to be maintained to casing vent stacks; and
- Minimum distance from casing vent stack discharge point to any electrical installation or overhead structure must be 1000 mm.

4.6 Earthing and Electrical Effects

Steel gas assets are susceptible to adverse effects from electrical sources such as above and below ground cables, substations, transformers, earth rods, cathodic protection systems or electrified tram / train lines.

Without any further information or engineering assessment, earthing systems for distribution (≥11kV) and transmission (≥66kV) power lines must satisfy the Earth Potential Rise (**EPR**) Level 1 (Conservative) compliance of AS/NZS 4853 – 2012 Table 4.3 & 4.5 which specifies separation distances from pipe appurtenances (e.g. valves, regulators, isolation joints), access points or earth points (including cathodic protection test points). For the potential hazards to be accepted as low risk on the basis of a Level 1 assessment the separation between a conductive structure or substation and pipeline subject to EPR shall be greater than the values given in **Table 8** below.

Table 8 Separation Distances for Pipeline Subject to EPR from Power Lines (Level 1 Assessment)

Fault Current or Actual Current (A) (Note 2, 3)	Separation Required (m) - Note 1			
	Distribution Power Line (≥11kV)		Transmission Power Line (≥66kV)	
	100 Ω.m	500 Ω.m	100 Ω.m	500 Ω.m
150	40	190	N/A	N/A
300	80	390	N/A	N/A
500	130	660	N/A	N/A
750	200	1,000	N/A	N/A
1,000	270	1,300	60	310
3,000	N/A	N/A	190	940
6,000	N/A	N/A	380	1,900
10,000	N/A	N/A	635	>3,500

Note 1: Earth resistivity of 500 Ω.m shall be used for dry sand or rock and 100 Ω.m for all other cases.

Note 2: If the fault current is unknown for a distribution power line (≥11kV), a fault current of 1000 A shall be used for the first pass assessment.

Note 3: If the transmission power line (≥66 kV) uses an OHEW, uses values up to 3,000 A (this assumes a current split of 30% of 10 kA). For lines without an OHEW, use values up to 10,000 A for current going down the structure.

Without any further information or engineering assessment, distribution (≥11 kV) and transmission (≥66 kV) power lines parallel to steel gas assets must satisfy the Low Frequency Induction (**LFI**) Level 1 (Conservative) compliance of AS/NZS 4853 – 2012 Table 4.2 & 4.4 which specifies maximum acceptable power line to pipeline exposure length.

Per AS/NZS 4853 – 2012 the pipeline expose length (average separation for the parallel section) under LFI conditions shall be less than the values given in **Table 9** below.

Table 9 Exposure Length for Pipeline Subject to LFI from Power Lines (Level 1 Assessment)

Power line to pipeline separation (m)	Exposure Length (m) – Note 1	
	Distribution Power Line (≥11kV) – 100 Ω.m	Transmission Power Line (≥66kV) – 100 Ω.m
5	180	95
10	210	110
20	240	127
50	310	165
100	400	210
200	550	290
500	950	500

Note 1: Without soil resistivity data, assessments are to be completed assuming 100 Ω.m. If soil resistivity data is available refer to AS/NZS 4853 – 2012.

Where AS/NZS 4853 Level 1 EPR or LFI requirements cannot be achieved a Level 2 and/or 3 assessment will be required.

The third party must provide to APA detailed plans of any source(s) of earthing and/ or electrical effects proposed to be located in the vicinity of steel gas assets, with an assessment report compliant with AS/NZS 4853 Electrical Hazards on Metallic Pipelines. This assessment report is to determine any effects to existing cathodic protection or induced voltage mitigation systems from these types of installations. The third party must address any relevant requirements and any recommendations and/or actions must be implemented to the satisfaction of APA Networks. All cost association with the study, and implementing its recommendations and/ or actions are to be borne by the third party. The third party must also complete validation testing upon completion of construction and provide all findings/ reports to APA Networks.

Hazards which may arise due to electrical systems located in the vicinity of steel gas assets include the following:

- Accidental contact between gas assets and electrical systems;
- Capacitive coupling;
- Conductive coupling;
- Electromagnetic induction;
- Low Frequency Induction (LFI);
- Earth Potential Rise (EPR), including due to fault current or lightning discharge; and,
- Adverse cathodic protection interference in excess of those allowed under AS 2832.1 or relevant state regulations

4.7 Temporary and Permanent Vehicle Crossings

Vehicle crossings over existing gas assets are limited to light vehicles (Gross Vehicle Mass not greater than 4.5 tonnes unless advised otherwise by APA Networks in writing) on unsealed surfaces or Heavy Vehicles (compliant General Access Vehicles) on established road pavements.

Any proposed new crossings must be assessed and authorised in writing by APA Networks.

A maximum surface pressure of 400 kPa is allowable directly above buried gas assets. However, any surface pressure exceeding this limit or where cover over the gas asset has been reduced from **Table 6** will require an APA Engineering Assessment and approval.

Where soil conditions exhibit poor compaction and load bearing characteristics, such as wet soil conditions, equipment is not permitted to cross the gas asset irrespective of weight without establishing a stable sealed surface or road plates.

Crane footings or bog mats must not be placed where the angle of repose can influence an existing gas asset without express written approval by APA. Where the existing gas asset is within the angle of response, the maximum surface pressure due to the crane must be provided.

5 PART 3 - CONSTRUCTION AND LAND USE REQUIREMENTS

Extreme care should be exercised at all times when working around existing gas assets, as repair works will be fully chargeable and may result in delays to any works. Refer to the duty of care outlined in **Section 1.4** and the requirements of this section when selecting construction methods.

5.1 Land Use Change

Where works proposed by a third party may result in a change in land use within the Measurement Length (as defined in AS/NZS 2885.6 for Pipelines – Gas and Liquid Petroleum) of transmission assets, such works may also be subject to formal approval requirements through APA Networks and applicable local and state government planning processes.

This may also require a Safety Management Study (SMS) report be completed and approved by APA Networks. This SMS report is generated from an SMS workshop involving an independent SMS facilitator, third party and APA Networks. APA Networks is the owner of the SMS report and any resulting recommendation/ actions must be implemented to the satisfaction of APA Networks prior to the commencement of any physical works.

Certain categories of development, such as Sensitive Use Locations (refer to **Table 14 Glossary of Terms and Abbreviations**), are not appropriate to be located with the Measurement Length. In certain circumstances, the otherwise unacceptable risks associated with such developments may be alleviated with the aid of installing protective slabbing over the transmission pipeline or undertaking other protection and mitigation measures.

Sensitive Use Locations near transmission pipelines are designated under AS/NZS 2885.6 and identify land where the consequences of a Failure Event may be increased because it is developed for use by sectors of the community who may be unable to protect themselves from the consequences of a pipeline Failure Event.

Sensitive uses are defined as follows;

- Schools, which includes colleges
- Hospitals and aged care facilities such as nursing homes, elderly people's homes
- Prisons and jails
- Sheltered housing
- Buildings with five or more stories
- Large community and leisure facilities, large open air gatherings
- Day care facilities
- Other potentially difficult to evacuate facilities
- Other structures as defined by relevant local councils.

For further information regarding the SMS process, refer to APA Networks Encroachment and Land Use Change SMS Trigger Procedure, **400-PR-L-0003**.

5.2 Permits and Site Watch

Transmission pressure assets and critical distribution pressure assets, must have a permit issued prior to proposed works in the vicinity of the existing assets, including any proving activities. Following the issue of a permit, a site watch inspector may be required to verify that the activities are carried out appropriately.

Other distribution pressure assets not considered critical will only require site watch as determined by APA Networks.

Where a permit is required, the response provided to the BYDA enquiry will include the relevant forms and process to be followed for submitting a permit request.

While BYDA recommends completing the request two business days prior to undertaking works, this is to ensure that the location information is obtained. This may not allow sufficient time for APA Networks to supply site watch. Further delays may be experienced if the proposed works are significantly complicated, do not meet the requirements of this document or if insufficient information is provided.

It is an offence in all jurisdictions to undertake activities in the vicinity of transmission pipelines without prior authorisation by the operator.

5.3 Coating Surveys and Leakage Surveys

Where proposed works have potential to indirectly damage pipe coating (i.e. due to compaction) or result in a leak of the gas asset (e.g. vibration of cast iron pipes), additional monitoring activities such as Direct Current Voltage Gradient (**DCVG**) or leakage surveys may be required.

If required, chargeable DCVG surveys will be conducted prior to works to establish any existing coating faults which exist on the gas asset. A subsequent DCVG survey will be conducted at the conclusion of works, and where new faults have developed on the gas asset, repairs shall be made with costs charged to the works owner. Surveys can be conducted prior to finalising road surfaces to avoid costly repairs.

A similar chargeable survey program can be applied where leakage surveys are required. However, additional surveys may be necessary throughout works to ensure work crews do not operate in a gaseous environment once leaks are caused.

5.4 Pipeline Repairs, Recoating and Slabbing

Buried steel assets operated by APA Networks are coated to provide protection from corrosion.

Where the surface conditions above a buried steel pipe are changed which may limit future access to the existing gas asset an assessment of the coating condition will likely be triggered.

The requirement for pipeline recoating is assessed by APA Networks on a case by case basis, based on the proposed works, but will generally be dependent on the following:

- The asset class;
- The existing coating type, age and condition;
- Increase in loading that can bring forward any pipeline anomalies; and,
- Changes limiting access to the existing asset(s), such as the installation of slabbing, road pavement, culverts, embankment ramps or any other feature.

A chargeable coating survey carried out in accordance with **Section 5.3** may be required to assess the condition of the existing gas asset coating.

Recoating and/ or associated slabbing works over any gas asset will be determined by APA Networks Engineering Assessments and any applicable risk assessments (Safety Management Study or Formal Safety Assessment).

Pipeline repairs, recoating and slabbing that form part of any third party commercial agreement will be charged to the third party.

The requirement for, and the extent of, slabbing over any APA Networks operated asset will be determined by APA at its sole discretion and may depend on factors other than only changes in depth of cover discussed in **Section 4.4**. Slabbing may be required for the following reasons:

- Removable protective slab to provide protection from third party mechanical excavation;
- Bridging slab to provide protection from external loadings e.g. insufficient depth of cover combined with vehicle traffic.

Slabbing must be installed with adequate separation from the pipe, which may impact the undisturbed cover requirement, and cannot be installed directly underneath road pavement or at surface level.

Any bridging slab designs prepared by a third party must be accompanied by certification from the registered practising structural engineer (Registered Professional Engineer Queensland (**RPEQ**) required for works in Queensland, and so on as required for other States and Territories) confirming that the design is adequate to prevent pipeline loading.

5.5 Exposure of Buried Gas Assets

5.5.1 General

Excavation works covers Non-Destructive Digging (**NDD**) and mechanical excavation. All such excavations must be completed in accordance with APA's direction.

The Third Party or its Contractor can perform exposure works on APA Networks operated assets via NDD using vacuum excavation and subsequent mechanical excavation works under the following conditions:

- **A current BYDA request is available for the works.**
- An approved Authority to Work Permit (**ATWP**) is issued for works near transmission pipelines or critical mains.
- APA Site Watch Officer is present for works near transmission pipelines or critical mains as outlined on the ATWP.
- The Third Party (or its Contractor) shall ensure they have their own SWMS, Risk Assessment, Environmental Management Plan, Tool Box Talk, Traffic Management and Pre-Start in line with their own corporate policy in place prior to works commencing.
- All underground assets have been identified by surface marking where within or close to the excavation area prior to proceeding with planned proving works (i.e. hand or NDD (e.g. Hydro-Vacuum Excavation). Any non-recorded assets should be identified prior to breaking ground (e.g. excavation or cutting).
- A check for gas leaks has been conducted prior to the commencement of work.
- If the mechanical excavation operator cannot see the spotter (where applicable, APA Site Watch Officer), he or she must stop moving immediately and not resume movement until contact has been established. Spotters must be aware of their surroundings and should never walk into the path of a vehicle, moving equipment or a swinging load. They need to scan the ground to become aware of any trip or fall hazards.
- If excavations are greater than 1.5 m or ground conditions are considered unstable benching/ battering/ shoring must be utilised. Additionally, appropriate ladders/ ramps or steps must be utilised to ensure safe access and egress.
- **Under no circumstances is mechanical equipment to be used within 300 mm of any gas asset.**

5.5.2 Physically Proving Gas Assets

Prior to mechanical excavation of the gas assets, the asset shall be physically proven by NDD or through the use of hand excavation. The method used will vary based on the criticality of the asset. The requirements in **Section 5.5.1** shall be implemented prior to physically proving the gas asset.

Technique 1 – Vacuum Excavation (Critical and Non-Critical Gas Assets)

A vacuum truck can be used to prove and expose the gas asset. Please ensure the requirements detailed in **Section 5.5.3** are adhered to.

Technique 2 – Hand Excavation (Critical and Non-Critical Gas Assets)

If the anticipated depth of cover of the gas asset is less than 1m (measured from the top of pipe) then hand excavation shall be used to expose the gas asset. The use of round edge shovels should be used to avoid damage to the pipe or coating. In the event that the anticipated depth of cover of the gas asset is greater than 1m then mechanical excavation can be undertaken in accordance with the requirements of **Section 5.5.4** but must stop when within 1m of the gas asset (i.e. 1.3m anticipated depth means that 300 mm of cover can be removed by mechanical excavation and the

remainder by hand excavation as described above. The anticipated depth shall be based on the shallowest result from BYDA or pipe locator.

Technique 3 – Hand + Excavation (Non-Critical Gas Assets ONLY)

If the gas asset is deemed non-critical then a combination of hand digging and excavation can be used. This technique requires the third party to hand excavate 300 mm then mechanically excavate the first 150 mm. In this technique the hand excavation shall always lead the mechanical excavation by 150 mm. Once within 300 mm of the gas asset then only hand excavation is allowed.

5.5.3 Hydro-Vacuum Excavation

Where hydro-vacuum excavation is used in the vicinity or to expose existing gas assets, the following conditions must be applied:

- Ensure the general requirements in **Section 5.5.1** are adhered to prior to the works commencing.
- Root cutting heads shall not be used at any time.
- When locating pipelines and mains, a maximum water pressure of 2500 PSI (17200 kPa) may be used to a depth no greater than 450 mm. Below this depth, the maximum water pressure shall be set in accordance with **Table 10** for the asset type in the vicinity.
- When locating customer offtakes (services), a maximum water pressure of 2500 PSI (17200 kPa) may be used to a depth no greater than 300 mm. Below this depth, the maximum water pressure shall be set in accordance with **Table 10** for the asset type in the vicinity.
- Where air is used in place of water the air pressure shall not exceed 175 PSI (1200 kPa).
- A minimum distance of 200 mm shall be maintained between the nozzle tip and subsoil and vertical movements avoided (i.e. nozzle shall not touch or be inserted into soil).
- The wand shall never remain motionless during excavation. Aiming directly at the gas asset shall be avoided at all times.
- NDD vacuum equipment must not come into contact (impact) with the pipe or coating.
- Once a gas asset has been exposed via hydro-vacuum methods, a visual check must be undertaken to ensure no damage has occurred to the pipe or its coating. Damage caused to the pipe coating by the third party will be chargeable.
- A dead man trigger or similar, shall be installed and used on the wand.
- If conduits are to be installed for identification of the gas assets location the conduit shall be offset to one side and recorded or a flexible conduit installed over the gas asset. The placement of PVC pipes directly on the gas asset may cause damage to the pipe coating and require repair at the contractor's expense.
- Vacuum excavated holes shall be cleaned of any rocks and debris and backfilled with a minimum 300 mm of sand.

Personnel operating NDD equipment shall monitor ground conditions to determine and adjust for the lowest water pressure setting and vacuum used to adequately expose the gas asset. The objective shall be to use the lowest possible pressure and vacuum required to adequately excavate in order to minimise risk of coating and/or pipe damage. **Table 10** provides the maximum water pressure to be used for various pipe and coating types.

Table 10 Maximum Water Pressure for Hydro-Vacuum Excavation

Pipe / Coating Type		Max. Water Pressure (PSI)	Pipe / Coating Type	Max. Water Pressure (PSI)
Steel	Coal Tar Enamel Coated	1,000	**Steel – Mummified fittings** (e.g. valves, flanges)	Not Permitted
	Polyethylene Tape Coated	1,000	**Cast Iron**	1,000
	Polyethylene Coated	2,000	**Polyethylene**	2,000
	Trilaminate Coated	2,000	**Nylon or PVC**	1,500
	FBE or HBE Coated	2,000	**Unknown Material or Steel Pipe Coating**	1,000
	Uncoated	2,500		

5.5.4 Mechanical Excavation

Prior to commencing any excavation works the general requirements in **Section 5.5.1** must be adhered to.

Where works are to be carried out within 3 m of the gas alignment and to 1 m of the known gas main depth, the contractor is required to pothole and expose the gas asset as outlined in **Section 5.5.5**.

Prior to the mechanical excavation commencing ensure the excavator is in working order and all pre-start equipment checks are completed.

Excavators with general purpose buckets (e.g. mud bucket, general purpose teeth) up to 30 tonnes are permitted to conduct mechanical excavations in the vicinity of existing APA gas assets in accordance with APA requirements. Any variation of excavator size or bucket type will require assessment and approval by APA Networks. Buckets with any type of tiger or penetration teeth are not permitted unless explicitly approved by APA Networks.

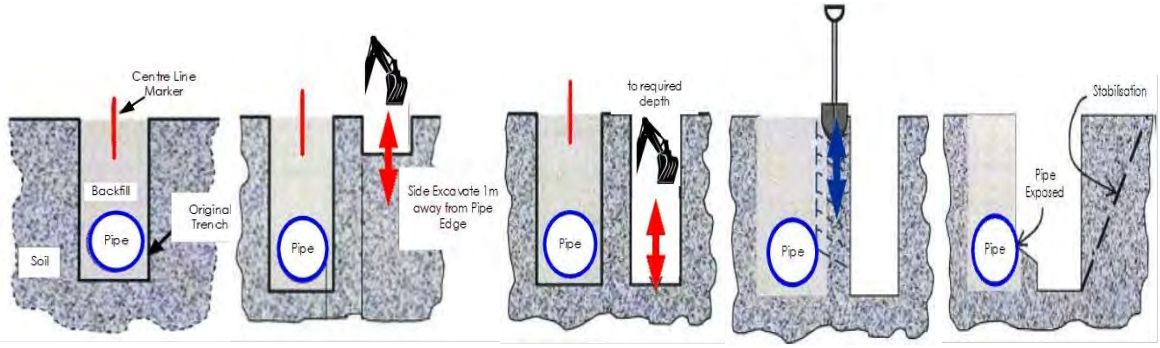
Critical Gas Assets

No mechanical equipment shall be used within 1 m of the potholed depth of the critical gas asset, except under explicit on site direction from an APA representative (i.e. APA Site Watch).

Under no circumstances is mechanical equipment to be used within 300 mm of any gas asset.

Once the gas asset has been positively proven, as outlined in **Section 5.5.2**, mechanical excavations can commence at a minimum of 300 mm offset from the outer edge of the pipe. The third party shall not mechanical excavate directly over a critical gas asset, with hand excavation only directly over the alignment or to expose the asset.

Figure 3 Gas Asset Side Excavation Method



Non-Critical Gas Assets

Mechanical excavation is permitted directly over the top of non-critical gas assets however **under no circumstances is mechanical excavation equipment to be used within 300 mm of any gas asset.** If the third party is in doubt with regards to the criticality of the gas asset, then the excavation method outlined for critical gas assets shall be used.

Prior to the mechanical excavation commencing, the asset shall be physically proved as outlined in **Section 5.5.2**. Once the depth has been physically proven the third party can proceed with excavating around the gas asset until within 300 mm. From this point hand excavation or NDD is required.

5.5.6 Protection During Exposure

Additional protection measures are required where an exposed gas asset may be subject to impact from construction activities, sagging of exposed pipe and trench instability. Any works requiring exposure and protection of the gas asset should have an accompanying methodology and approval by APA Networks.

Physical protection (e.g. structural steel protection, sandbags, wrapped with split PVC pipe) should be installed around the exposed gas asset when exposed, particularly when new infrastructure is planned to be installed crossing below the gas asset. If the gas asset is to be exposed for longer than one day or otherwise left unattended, suitable barricades, security fencing and/ or steel plates will be required to provide protection from vehicles, dropped objects (such as construction materials) or vandalism.

Unsupported exposed pipe lengths require protection from sagging by using suitable supports such as sandbags or slings. Where slings or other support types come into contact with the gas asset, protection methods must be employed (e.g. wrapped with split PVC pipe) to prevent damage to the existing pipe or coating. Exposed unsupported joints must also be identified and supported during works. The maximum allowable length of exposed pipe without support is provided in **Table 11**.

Table 11 Maximum Unsupported Lengths of Exposed Pipe

Gas Asset Diameter (mm)	Steel Maximum Unsupported Length (mm)	Polyethylene Maximum Unsupported Length (mm)	Other Material Maximum Unsupported Length (mm)
≤20	2,000	1,500	1,500 **(Note 1)**
>20 & ≤63	2,800	2,000	
>63 & ≤100	3,600	3,000	
>100 & ≤150	4,200		
>150 & ≤250	5,000		
>250	5,700		

Note 1: Particular care should be taken for other materials include cast iron, PVC or nylon due to the unpredictable nature of the joints.

Additional protection and support during trench or bell-hole excavation works to minimise ground instability may also be necessary to protect the integrity of existing gas assets during exposure works. Trenches are to be inspected prior to commencing works each day and monitored by the onsite party responsible for the excavation. APA shall be notified of any condition likely to affect the stability of trench.

Any deep excavations, within 3 m of a gas asset, shall be designed and constructed such that the effects of subsidence, collapse or extreme weather will not affect the gas asset. Any such excavations prepared by a third party must be accompanied by certification from a registered practising engineer (RPEQ required for works in Queensland, and so on as required for other States and Territories) confirming that the design is adequate to protect the gas asset.

5.5.7 Backfill and Reinstatement

Prior to backfilling, a minimum of 150 mm of bedding sand must be placed around all gas assets. Bedding sand shall be in accordance with APA specification **400-SP-L-0002**, which can be provided to third parties upon request. The bedding must be compacted in accordance with **Section 5.10**, including suitable compaction and backfill of the underside of the gas asset to prevent any further vertical movement during subsequent layers above the asset. APA may require geo-fabric installation between different trench reinstatement products to prevent sand migration in which nonwoven fabric is required and needs to extend 1000 mm past either side of the utility crossing.

The bedding material shall be clean, free from all sharp objects, sandbags, clay material, vegetable matter, building debris and disused road paving material to the specification provided by APA. Recycled bedding material and stabilised sand must not be used unless explicitly approved by APA.

The remainder of the excavation shall be backfilled and compacted in accordance with **Section 5.10**, at maximum increments of 300 mm to a density which is similar to the surrounding sub-grade material. Only clean fill material shall be used, preferably the same as the natural soil in the area, and free from ash, weeds and pest plants, salt or any chemicals which could harm the gas assets. Where required, concrete slabbing shall be installed in accordance with **Section 5.4**.

In all circumstances gas warning tape / marker board shall be installed in accordance with the following requirements:

- Gas warning tape installed at 300 mm below finished surface level.
- Gas marker board installed 300 mm above the top of the pipe.

Note, where gas warning tape cannot be installed 300 mm below the finished surface level due to road pavement box out, marker board is to be installed 50 mm below the box out work zone.

In situations where a physical protection slab or bridging slab has been utilised an additional layer of gas marker board must be installed 50 mm above the slabbing.

The excavated area is to be reinstated to the original condition or as approved by APA and the relevant local council, road authority or landowner as applicable. Any marker signs removed during excavation works must also be reinstated in original positions. Additional marker signs may be required at new infrastructure crossings as directed by APA.

5.6 Trenchless Excavation

Trenchless excavation covers horizontal directional drilling (**HDD**), boring, pipe bursting and tunnelling. These activities are considered high risk that require additional controls to prevent damage to existing gas assets. This includes proving the existing gas asset location and depth for all horizontal bores, as well as providing a witness trench to verify that the bore will pass the asset with sufficient separation.

A witness trench must be used in addition to live electronic tracking of the bore head. The witness trench must be prepared to the specification provided in **Table 12**. The progressive measurement of the length of the bore must also be made and plotted along its proposed direction to ensure the bore head has not missed the witness trench. The bore head must be exposed in the witness trench, when the crossing is above the existing gas asset.

For all assets installed via trenchless excavation a vertical separation aligning with the maximum borehole diameter (e.g. reamed diameter) shall be demonstrated. For transmission pressure and distribution pressure assets this vertical separation distance is 1000 mm and 600 mm, respectively.

If the works run parallel to a transmission pressure or critical gas assets a minimum separation distance of 3 m must be maintained. For non-critical gas assets, the minimum separation distance of 1 m must be maintained. For works running parallel to gas assets, proving of the actual location of the gas asset must occur every 4 m.

Note: It is expected that HDD operators working near gas assets hold the national competency RIICCM202 – Identify, location and protect underground service.

Table 12 Minimum Witness Trench Dimensions

Crossing Type	Witness Trench Depth	Witness Trench Dimensions
Crossing Above Existing Gas Asset	To bottom (invert) of gas asset	Witness trench shall be 1000 mm to 2000 mm in front of the gas asset on the approach side. Witness trench shall be min. 1500 mm long and 300 mm wide centred on bore centre line.
Crossing Below Existing Gas Asset	To bottom (invert) of gas asset plus 500 mm	

Dispensation may be considered where detailed long sections are provided for assessment by APA and where depths of existing gas assets or separation to the bore are greater than 2500 mm.

Pipe bursting is not permitted within 1000 mm of an existing gas asset.

5.7 Piles, Piers or Poles

No piling such as pile-driving, sheet-piling or hammer-piling is permitted within 15 m of an existing gas asset unless explicit consent has been provided by APA. In all instances, vertical bored (augured) piles, piers or poles are preferred.

Where installation of piles, piers or poles are proposed between 500 mm and 1000 mm clearance from a gas asset (distribution and transmission pressures, respectively), the area directly below the proposed pile, pier or post location must be excavated to a level equivalent to the bottom (invert) of the existing gas asset, and works started from that depth.

Note: Proving of the gas asset must be completed in accordance with the requirements set out in **Section 5.5.2** prior to the commencement of any works.

Temporary steel plates may also be installed between the gas asset and the proposed pile, pier or post used for vertical bore methods within this clearance to provide extra protection.

Note: Direct vibration monitoring on the gas main may be required depending upon the installation method utilised. Refer to **Section 5.9** for APA Networks vibration limits.

5.8 Hot Works for Construction Activities

Typical hot works include grinding, welding, thermal or oxygen cutting or heating, and other related heat producing or spark-producing operations. Heat sources or hot works must not impact gas assets, taking into consideration that the ground or adjacent structures may also be capable of transmitting heat.

In order to safely undertake hot works, response procedures in the event of fire or flammable gas detection must be prepared and monitoring for flammable gases must be undertaken during works.

APA must approve any hot works where there is less than 300 mm ground cover to buried gas assets, or within 5,000 mm of any exposed gas assets (including any pits or valve covers). A heat shield or barrier may be required to provide protection if it cannot be demonstrated that works can be undertaken without impacting the gas asset.

5.9 Vibration Limits

Significant vibration may arise from activities such as blasting, piling, tunnelling and HDD/boring.

To avoid damage to existing APA Networks operated pipes and coatings, the following vibration limits must not be exceeded at any point on the pipe:

a) For cast iron mains: 5 mm/s maximum Peak Particle Velocity (**PPV**) measured on the pipe.

b) For steel pipe with a coal tar enamel (**CTE**) coating or with poor coating health: 10 mm/s maximum PPV measured on the pipe.

c) For non-coal tar enamel pipe coatings and other pipe materials (i.e. steel, PE, PVC or Nylon): 20 mm/s maximum PPV measured on the pipe.

d) For blasting, the above vibration limits can be increased if supported by calculations in accordance with Design Guidelines for Buried Steel Pipeline – American Lifelines Alliance American Society of Civil Engineers (**ASCE**) and approved in writing by an APA Networks Integrity Engineer.

Note: Cast iron mains are particularly susceptible to damage by vibration. The PPV limit may not prevent leaks from cast iron and may require additional gas leakage survey activities during works in accordance with **Section 5.3**.

For vibration monitoring adopt an alarm at 80% of the acceptable PPV value and when the alarm is activated, the work must stop and be re-assessed. Short incursions up to 100% are acceptable, for sustained periods of vibration longer than 5 minutes, works must be stopped.

The zone of influence for vibration assessment undertaken by the third party is shown below;

- For compaction, refer to **Table 13**.
- For trenchless excavation (HDD/ boring), refer to **Section 5.6**.
- For piling refer to **Section 5.7**.
- For blasting refer to **Section 5.11**.

5.10 Compaction Limits

Compaction activities such as establishing a base course for a road pavement may result in damage to the pipes and coatings of existing gas assets. Compaction limits in the vicinity of existing gas assets are summarised in **Table 13**.

Table 13 Maximum Compaction Limits

Horizontal Separation (m)	Minimum Cover to Top of Gas Asset (mm)	Compaction Limits
≤3 **(Note 1)**	300	Small handheld compactor only
	500	Large handheld compactor Maximum 4 tonne tandem drum static roller
	750	Maximum 8 tonne tandem drum static roller
	1200	Maximum 10 tonne tandem drum static roller subject to APA approval
>3 & ≤10	All	Maximum 8 tonne tandem drum vibrating roller
>10 & ≤15	All	Maximum 10 tonne tandem drum vibrating roller
>15	All	Any compaction method

Note 1: Compaction within 3 m of gas assets is limited to static rollers. If vibration compaction is necessary a robust vibration assessment and construction methodology signed off by an RPEQ for works in Queensland, and so on as required for other States and Territories, will need to be produced by the third party for review and approval by an APA Networks Integrity Engineer.

5.11 Blasting / Seismic Survey / Explosives

Blasting, seismic survey or the use of explosives is not permitted within 100 m of a gas asset unless explicit approval is provided by APA Networks. The size and quantity of the explosives to be used will determine how close to the pipeline blasting will be permitted. In all cases, blasting methods must be arranged to limit ground vibrations so that the peak particle velocity does not exceed acceptable limits. At no stages will blasting be permitted within 3 m of the pipeline.

5.12 Suspended Materials above Gas Assets and No Go Zones for Cranes

Where gas assets are exposed, no cranes, excavators or backhoes are permitted to carry or suspend materials directly over or across a gas asset without an APA Networks approved lifting plan and SWMS.

Outriggers must be set up outside a 3 m radius from gas assets unless otherwise approved by APA Networks in writing.

5.13 Temporary Materials

In all instances it is preferred that temporary materials (e.g. soil, shipping containers) are not stored on top of transmission pressure and critical gas assets. Temporary material must not restrict access and should be placed at least 1,500 mm from the alignment of these assets unless otherwise approved by APA Networks.

6 PART 4 - ALTERATION OF EXISTING GAS ASSETS

Where the proposed third party works do not comply with the requirements of this document, and adequate additional controls or a specialised engineering solutions cannot be developed, alteration of the existing gas assets will be required.

Gas asset alterations will only be undertaken under a Recoverable Works Agreement (**RWA**) appropriate to the scope and extent of the works required.

An Early Works Agreement (**EWA**) may also be required where works are proposed which require proving, engineering design activities or purchase of long lead items. This will allow for completion of these items prior to execution of a RWA and avoid delaying works.

If either or both these agreements are required, then APA Networks will enter negotiations with the relevant third party and any costs will be payable by that third party.

7 GLOSSARY OF TERMS AND ABBREVIATIONS

Table 14 Glossary of Terms and Abbreviations

Term/ Abbreviation	Meaning
AGN	Australian Gas Networks
APA	Each entity that forms part of the APA Group
APA Engineering Assessment	Covers technical assessments which may involve field integrity assessments that may or may not include the use of specialist Consultants managed by APA.
APA Networks Operated Assets	APA Networks acts as the asset operator on behalf of entities Australian Gas Networks (AGN), Allgas, APA, Origin and Queensland Nitrates (QNP) and operates in New South Wales, Northern Territory, Queensland, South Australia and Victoria.
APA Permit Issuing Officer	The APA Permit Issuing Officer is responsible for opening the Permit To Work, validating APA Networks assets have been located and being the Site Watch for works within the gas Easement or Protected Zone.
AS	Australian Standard
ASCE	American Society of Civil Engineers
ATWP	Authority to Work Permit
CTE	Coal Tar Enamel
Damage	Physical damage to and interference with APA's assets. Damage includes reducing design life, coating damage, dents, scratches, rupture, cutting of cathodic protection cables. Damage can also include potential impacts that APA pipelines can have on third party assets.
BYDA	Before You Dig Australia (previously known as Dial Before You Dig (DBYD))
DCVG	Direct Current Voltage Gradient
Depth of Cover	Vertical distance from the existing natural ground surface to the top of the buried gas asset
EPR	Earth Potential Rise
ESV	Energy Safe Victoria
EWA	Early Works Agreement

Excavation	Excavation refers to manual digging or mechanised digging operation with plant or equipment which involves trenching and trenchless excavation. Trenchless excavation covers boring, Horizontal Directional Drilling (HDD), pipe bursting and tunnelling.
FBE	Fusion Bonded Epoxy
GIS	Geographic Information System
HBE	High Build Epoxy
HDD	Horizontal Directional Drilling
Hot Works	Hot works are defined as grinding, welding, thermal or oxygen cutting or heating, and other related heat-producing or spark-producing operations. Heat sources or hot works must not impact pipelines, taking into consideration that the ground or adjacent structures may also be capable of transmitting heat.
LFI	Low Frequency Induction
LPG	Liquefied Petroleum Gas
MAOP	Maximum Allowable Operating Pressure
Measurement Length	The maximum length of pipeline route which presents an extended source of hazard on the basis that an event of failure could affect any part of the development or specific location relevant to the development. The maximum length corresponds to the heat radiation hazard associated with a 4.7 kW/m^2 heat radiation contour for an ignited full bore rupture calculated in accordance with AS/NZS 2885.6. If the pipeline is designed as a no rupture pipe, then the measurement length corresponds to a credible leak size.
NDD	Non-Destructive Digging (NDD) refers to either hand digging or Non-Destructive Pot Holing using a vacuum pipe connected to a vacuum truck with either a water lance or air lance. Hydro-Vacuum Excavation consists of a water lance and vacuum truck and is used to physically prove existing assets.
OHEW	Overhead Earth Wire
PE	Polyethylene
Pipe Bursting	Pipe bursting refers to a pipe being inserted to a larger pipe that results in the larger pipe being damaged. For an example of pipe bursting, refer to the following You-Tube video: https://www.youtube.com/watch?v=HX5beh0ubGY
Pipeline Easement	The pipeline area shown on a survey plan and referenced on the property title.
Predominate Building Line	The expected predominate building line relates to the façade of the building, not necessarily the property boundary.
Protected Zone	A Protected Zone is an area extending both horizontally and longitudinally along a gas asset. It is the area where loads and/or any hot works may potentially cause damage to the gas asset.

	The Protected Zone refers to works near APA Networks gas assets or works within the vicinity of the gas assets that may cause an unacceptable risk to the asset in accordance with Table 2 Minimum Clearances or Table 3 Minimum Clearances for Construction Works and Land Use Activities
PTW	Permit to Work
PPV	Peak Particle Velocity
PVC	Polyvinyl Chloride
QNP	Queensland Nitrates Plant
RPEQ	Registered Profession Engineer Queensland
RWA	Recoverable Works Agreement
Sensitive Use Locations	This is designated as Class “S” as per AS/NZS 2885.6 Pipelines - Gas and liquid petroleum - Pipeline safety management and refers to the sub location class. Sensitive Use Location Class (S) identifies land where the consequences of a FAILURE EVENT may be increased because it is developed for use by sectors of the community who may be unable to protect themselves from the consequences of a pipeline FAILURE EVENT. Sensitive uses are defined as follows: • Schools which includes colleges • Hospitals • Aged care facilities such as nursing homes, elderly people’s homes • Prisons and jails • Convalescent homes • Sheltered housing • Buildings with five or more stories • Large community and leisure facilities, large open air gatherings • Day care facilities • Other potentially difficult to evacuate facilities • Other structures as defined by relevant local councils. The Sensitive Use Location Class “S” must be assigned to any section of a gas transmission pipeline where there is a sensitive development within the applicable Measurement Length.

Site Watch	An APA Site Watch representative can be the Permit Issuing Officer for excavation work within a gas Easement or Protected Zone and is referred to as the primary spotter for excavation works. The secondary spotter is provided by the Contractor. The primary spotter has the ultimate decision regarding works within the gas Easement or Protected Zone which includes the method of excavation, starting and stopping excavation work. The APA Site Watch representative is the nominated competent person responsible for the following; • Making themselves highly visible and everyone on the job site should be aware of the Site Watch's role; • Communication to personnel operating mobile plant and equipment ensuring minimum clearance to above and below ground assets is maintained and the construction methodology is adhered to and complies with APA Networks requirements. Ensuring personnel do not encroach within the swing radius of the operating machinery.
SMS	Safety Management Study
SMWS	Safe Work Method Statement used by APA or Contractors to execute field work. The risks and associated control measures risk assessments should be transferred to SWMS.
SRZ	Structural Root Zone
Structures	Structures refer to third party structures which includes, but is not limited to; temporary or permanent buildings, walls, canopies, footings, pile caps or retaining walls
Third Party	The person or entity and their agents or Contractors that propose to undertake work near APA assets.
Third Party Assets	Third Party Assets include roads, utilities and structures.
Third Party Excavation	Third Party Excavation which is **not** associated with APA (e.g. road works, utility installation, private development, fencing).
Third Party Works Classification	The Third Party Work Classification as shown in **Section 3.3** covers the following three work classifications: 1. No Impact to gas assets 2. No Objection Under Conditions 3. Enquiry Escalated for Alteration
Transmission Pipeline	Gas transmission pipeline which includes all associated equipment such as cathodic protection, earthing grid, instrumentation and electrical cables.
Utilities	Includes water, wastewater, drainage, telecommunications cables, power poles and cables owned by individuals or organisations other than APA Networks.
Voltage	Difference of potential normally between conductors or between conductors and earth as follows: a) Extra-low voltage – Not exceeding 50V a.c. or 120 V ripple-free d.c. b) Low voltage – Exceeding extra-low voltage, but not exceeding 1000 V a.c. or 1500 V d.c.

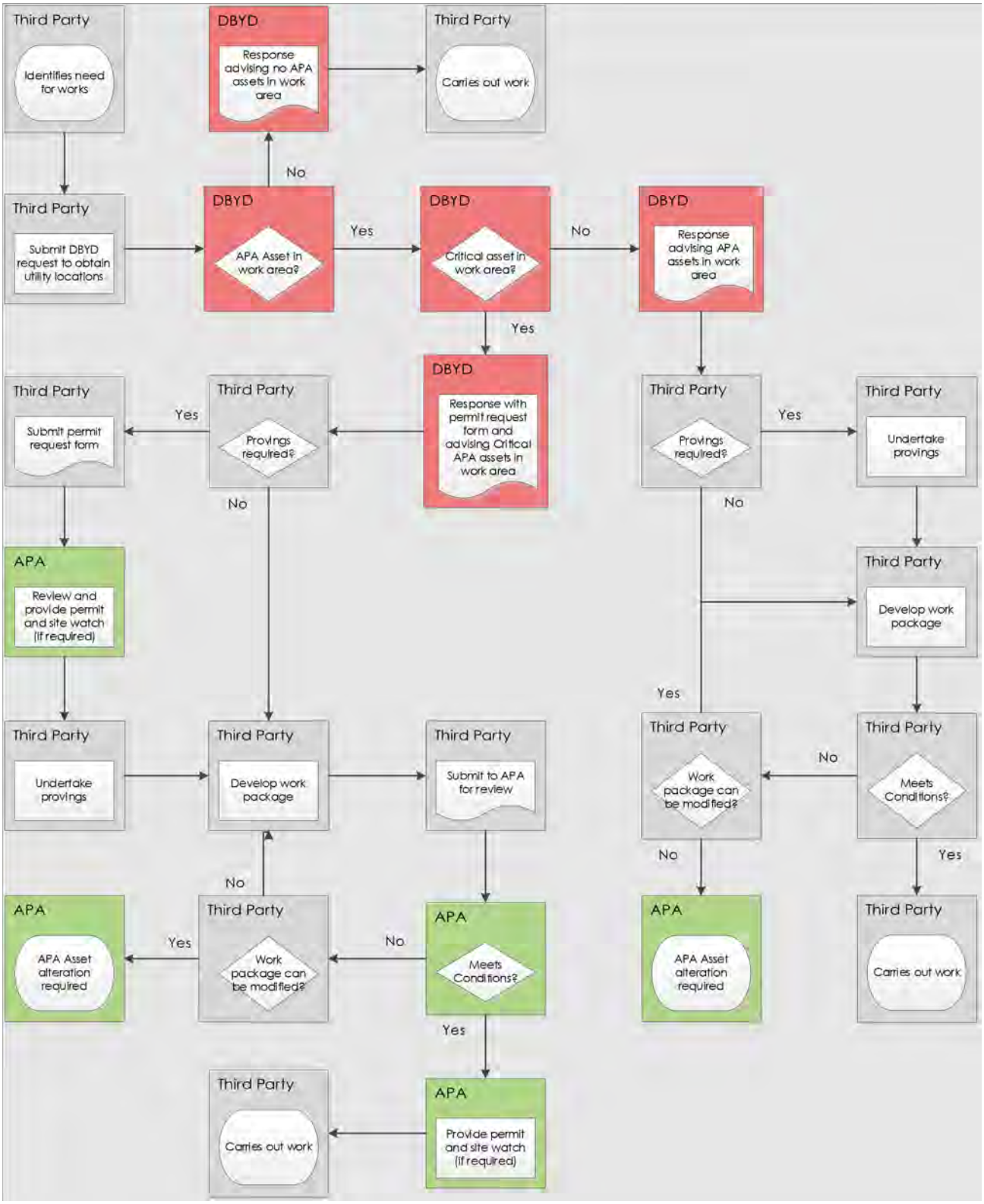
	c) High voltage – Exceeding low voltage.
Works	The development of any type of buildings, structures and other obstructions (including residential buildings, pools, sheds, carports, major developments, transport infrastructure, services, stockpiles, trees), and any work that causes changes to the ground (including movement of heavy vehicles, blasting, tunnelling, pile driving, ground compaction, earthworks, open and trenchless excavations)

8 DOCUMENT REFERENCES

Table 15 Document References

External Standards	
API RP 1102	Steel Pipeline Crossing Railroads and Highways
AS 2832.1	Cathodic protection of metals: Pipes and cables
AS 2885.0	Pipelines – Gas and liquid petroleum: General requirements
AS/NZS 2885.1	Pipelines – Gas and liquid petroleum: Design and Construction
AS/NZS 2885.2	Pipelines – Gas and liquid petroleum: Welding
AS 2885.3	Pipelines – Gas and liquid petroleum: Operations and Maintenance
AS 2885.5	Pipelines – Gas and liquid petroleum: Field Pressure Testing
AS/NZS 2885.6	Pipelines – Gas and liquid petroleum: Pipeline safety management
AS/NZS 4645.1	Gas Distribution Networks - Network Management
AS/NZS 4645.2	Gas Distribution Networks - Steel Pipe Systems
AS/NZS 4645.3	Gas Distribution Networks - Plastics Pipe Systems
AS 4799	Installation of Underground Utility Services and Pipelines Within Railway Boundaries
AS 4827.1	Coating defect surveys for buried pipelines Part 1: Direct current voltage gradient (DCVG)
AS/NZS 4853	Electrical Hazards on Metallic Pipelines
AS 4970	Protection of trees on development sites
Standard Policies, Procedures, Specifications, Guidelines, Forms and Templates	
400-SP-L-0002	Networks Bedding Material Specification
400-PR-L-0003	Encroachment and Land Use Change SMS Trigger Procedure

APPENDIX A GENERAL DBYD RESPONSE PROCESS



Referral
258222598

Member Phone
13 10 46

Responses from this member

Response received Mon 21 Jul 2025 12.14pm

File name	Page
Response Body	58
Working Near Overhead and Underground Electric Lines.pdf	61
258222598 - Ergon Energy Plan.pdf	89
Ergon Energy BYDA Terms and Conditions.pdf	91

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Planned 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.

Our search has revealed there is existing and planned ERGON ENERGY NETWORK Assets within the defined search area.

They are shown on the attached plan.

There is a possibility the planned Assets may have been installed prior to Your enquiry.

You:	**BYDA Enquiry No:**
Aaron Pianta	258222598
Company:	**Date of Response:**
OSKA Consulting Group	21 Jul 2025
Search Location:	**Period of Plan Validity:**
45 French Street South Gladstone, QLD 4680	4 Weeks

External Comments (if any):

WARNING: When working in the vicinity of ERGON ENERGY NETWORK 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 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 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.

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 Assets marked on attached plan, there could be underground earth conductors, underground substation earth conductors, Multiple Earthed Network (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's are property) in the vicinity of the nominated work area(s) that are not marked on the plans.
9. Independent underground cable locators can be found via the Certified Locator website with LV Cable (up to 1kV), HV Cable (1kV-<33kV) & HV cable (33kV and over) displayed.
10. The ERGON ENERGY NETWORK BYDA information map(s) provide the vicinity of Asset 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 should 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 any Assets, for example conduits, cables, pits or cabinets.
15. Your work will need to comply with:
    - Working near overhead and underground electric lines - Electrical safety code of practice 2020
    - Managing Electrical Risk in Workplace Electrical Safety Code of Practice (2013)
    - Excavation Work Code of Practice (2021)

NOTE: Where Your proposed work location contains 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**

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

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

ABN: 40 078 849 055

ERGON ENERGY NETWORK
Part of Energy Queensland

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ELECTRICITY ENTITY REQUIREMENTS - WORKING NEAR OVERHEAD AND UNDERGROUND ELECTRIC LINES

Part of Energy Queensland

Purpose: This instruction describes Electricity Entity requirements for working or operating plant near any Electricity Entity Overhead or Underground electric lines. **Scope:** This instruction applies to anyone who may be contemplating working or operating plant near any Electricity Entity Overhead or Underground electric lines.	
Person responsible for ensuring compliance with this Work Practice:	All EQL employees have responsibility to comply with listed controls.
Measures in place to ensure compliance with the Work Practice:	Team Leaders must provide appropriate supervision and / or assurance in addition to formal assurance activities performed by EQL.
Person(s) responsible for reviewing the Work Practice:	Prior to any task listed on this Work Practice being performed, the contents must be understood by all workers exposed to the hazard on site. (i.e. using HazChat).
Work Practice control and guidance to be reviewed:	All controls for this task must be verified, monitored, and maintained by crews for the duration of works.
Key tools and equipment: N/A	
Note: Prior to works commencing the contents of supporting Work Practices must be understood. If at any time the control or procedural guidance in this Work Practice cannot be applied or are not suitable, work must cease, and advice must be sought from your leader or a Technical SME before proceeding. Work Practices may be provided as a means of sharing hazard and control information to EQL contractors. But it is the responsibility of the contractor to provide their own safe system of work (including, consultation, training, instruction, and supervision to reduce risk SFAIRP)	

Table of Contents

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2023

1. 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.

1.1. 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 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.

1.2. 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.

1.2.1 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 1.3 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.

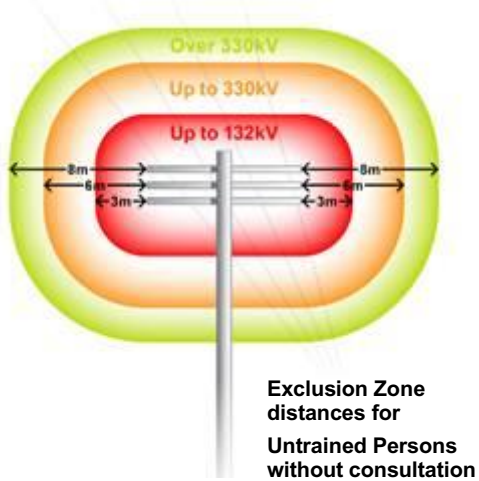
1.2.2 Exclusion Zones

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

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

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

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



Exclusion Zone – Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by AP (Electrical)	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		

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 AP (Electrical)	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

Information extracted from Electrical Safety Regulation 2013 Schedule 2

1.2.3 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.

There is no exclusion zone applicable for underground electrical assets – conduits, cables (unless cable is damaged, or conductors or terminations have been exposed) therefore there is **no requirement for a written Safety Advice** to be requested by a person, worker or PCBU, or issued by an electricity entity for work at a site that only involves identified or unidentified underground electrical assets (e.g. does not involved overhead electric lines or other exposed live parts within the work location).

1.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 1.2.1 above, complete and return (by fax or email) the applicable Safety Advice Request Form which is accessible via the electricity entity website link on page 9:

- Energex Form - Application for Safety Advice – Working near Energex exposed live parts
- Ergon Energy Safety Advice Request Form

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

1.4. 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.

NOTE: **It is not permissible to replace a blown LV service fuse(s) after loss of supply to consumer’s installation or to alter Electricity Entity LV aerial services.**

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

By phone

- call Electricity Entity on General Enquiries phone number (refer page 3).

By email

- **Energex**: custserve@energex.com.au or authorisedperson@energex.com.au
- **Ergon Energy**: safetyadvice@ergon.com.au

Website

- **Energex:** https://www.energex.com.au/home/safety/working-near-powerlines
- **Ergon Energy:** https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

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2. 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	**Nil cost to customer**
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.	**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.
		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.

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Category of work		Description	Costing arrangement
	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	**6.** 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	**7.** Installation of aerial marker flags or balls (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	**Cost to customer**.
Switching	**8.** 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**.

2.1. 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.**

2.2. 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.

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In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 1) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2020 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2020 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.



Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role.
- Not be required to carry out any other duties at the time, and
- Not be required to observe more than one item of plant operating at a time, and
- Attend all times when the item of plant is operating.

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

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line.
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines.
- Arrange for visual indicators such as 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.

2.3. 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.

<u>The scaffolding can be either:</u>

- nonconductive material scaffolding; or

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

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

- It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
- The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 1.4 of this Reference).
- A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
- Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4.
- Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

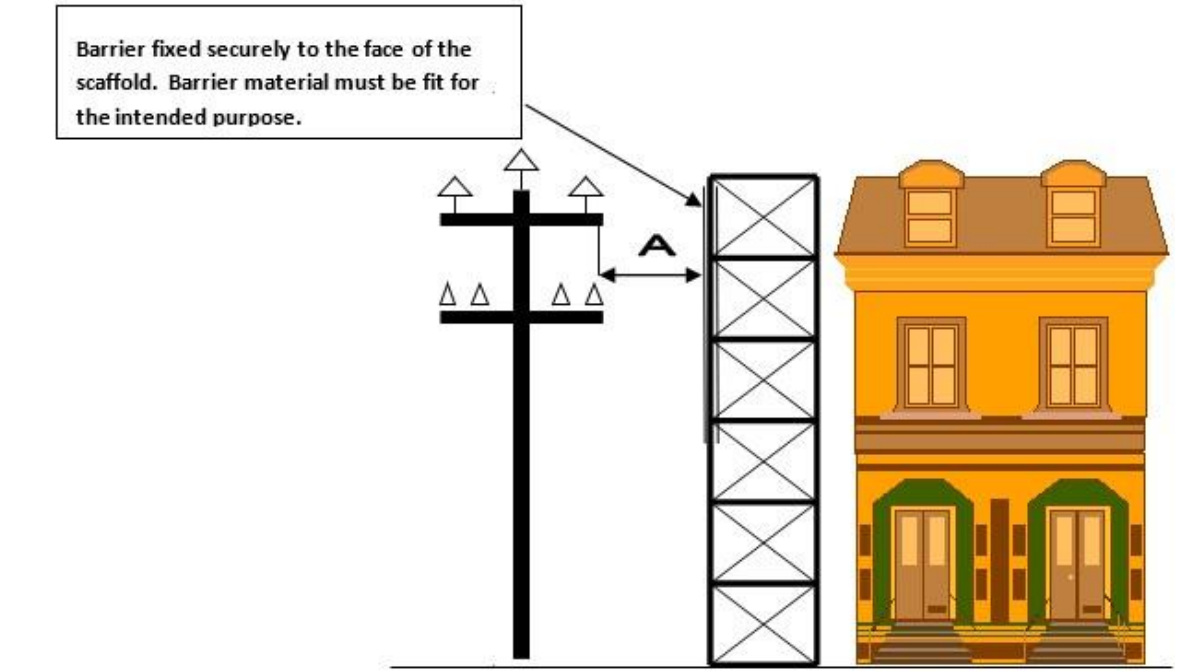
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

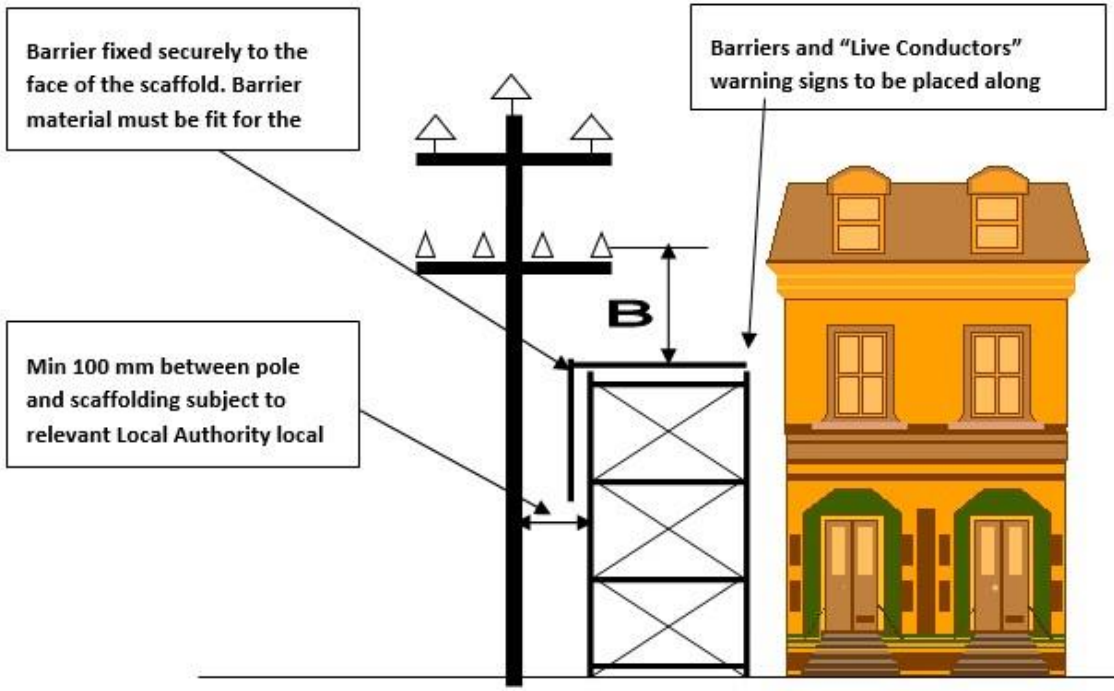
Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed.

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

NOTE: **Dimension's "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.**

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2.4. 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 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:

Energex:

- **Email:** custserve@energex.com.au
- **Website:** www.energex.com.au
- **Phone:** Energex Contact Centre on 13 12 53 (8am to 5:30pm, Monday to Friday)

Ergon Energy:

- **Email:** Highload2@ergon.com.au
- **Website:** www.ergon.com.au
- **Phone:** (07) 4932 7566 (8am to 4:30pm, Monday to Friday)

2.5. 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: https://www.energex.com.au/home/safety/working-near-powerlines

Ergon Energy: https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

3. UNDERGROUND ELECTRICAL ASSETS

3.1. 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.

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c. After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number – refer page 3) for further advice.

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

3. The alignments and boundaries contained within BYDA plans and maps will sometimes differ from present alignments and boundaries “on the ground”. Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the roadways by non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

3.2. 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.

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

3.3.1 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.

3.3.2 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 1) 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.

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

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

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.
- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

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3.3.4 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.

3.3.5 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.

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

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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 does 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.

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 site.

Energex: https://www.energex.com.au/home/safety/working-near-powerlines

Ergon Energy: https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

4. EXCAVATION

4.1. 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.

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- 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, telecomm owns) and installation, maintenance, and removal of associated pole support.

Pole support equipment (where required in accordance with certified engineering assessment) shall be:

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

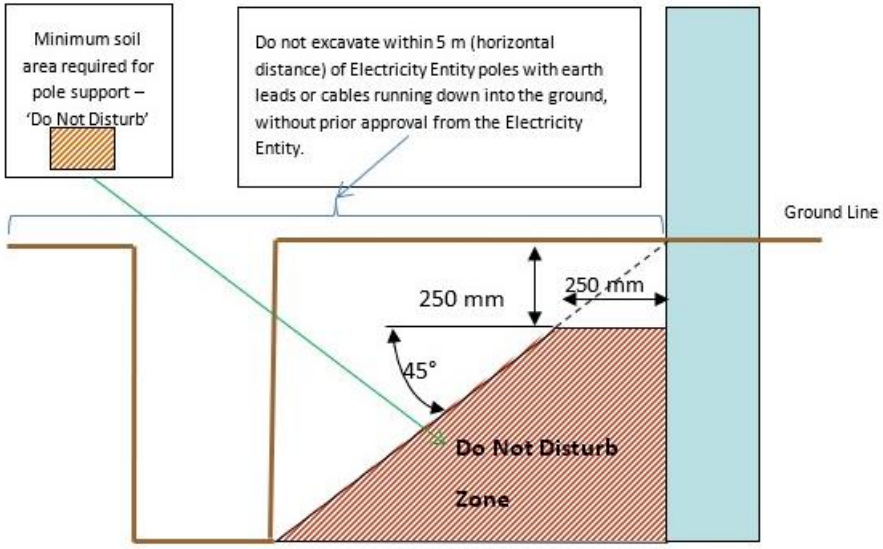


Figure 1 - Do Not Disturb Zone requirements when excavating near poles

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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

4.1.1 Certified Engineering Assessment

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

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:
  - Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)
  - Direction of pole lean.
  - Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
  - Pole foundation depth
  - Proximity of excavation in relation to pole
  - Soil condition
  - Proposed shoring methods as well as installation and removal process
  - Duration and staging of work
  - Requirement to independently support pole during work
  - Proximity of existing adjacent underground services and excavations
  - Proposed backfilling and reinstatement method
  - Monitoring and engineering/ geotechnical supervision during excavation work progress
  - Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

4.2. Excavating Near Underground Electrical Assets

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

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4.2.1 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.**

4.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 3.3.5 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.

4.2.3 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.

4.2.4 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.

4.2.5 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).

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4.3. 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.

5. 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).

6. INFRASTRUCTURE NEAR ELECTRIC LINES

6.1. 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.

6.1.1 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.

6.1.2 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.

6.1.3 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.

6.1.4 Who owns the land the easement is on?

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

6.1.5 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.

6.1.6 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.

6.1.7 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.

6.1.8 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.

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6.2. 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.

Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by construction work performed nearby, the Electricity Entity is 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**

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

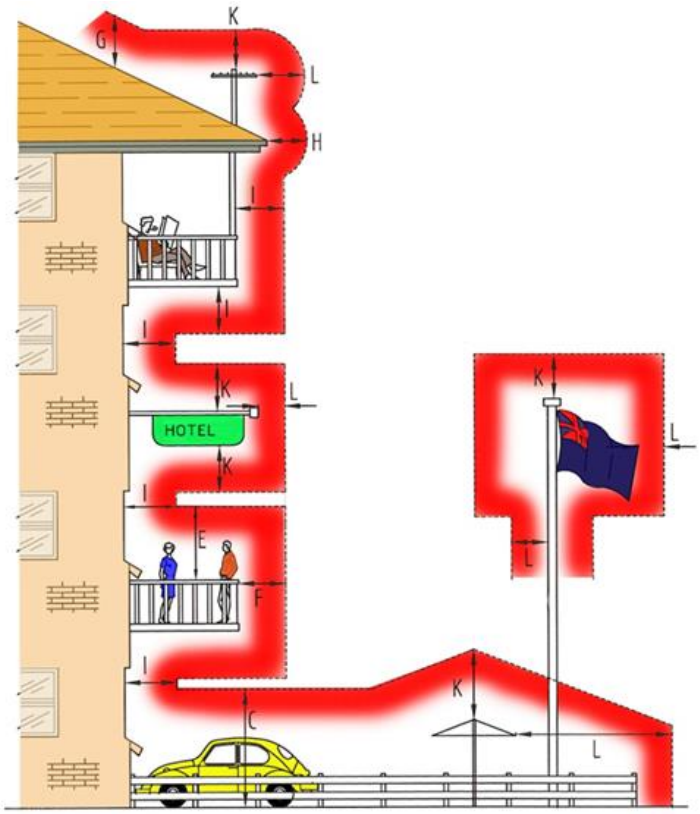
Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 – Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances 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.

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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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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 verandahs, 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.

6.4. 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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DEFINITIONS	
Term	Definition
Applicant	A person contacting or applying to the Electricity Entity for a 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 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.
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.

TRAINING
Staff must be current in all Statutory Training relevant for the task.

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SAFETY / ENVIRONMENTAL CONTROLS

Follow the Safety Policy, procedures and practices set out for Energy Queensland and subsidiary companies.

Personnel are responsible for understanding all the risks and ensuring their individual actions do not endanger the health and safety of themselves or others.



FATAL HAZARDS CRITICAL CONTROLS FOR THE TASK



REFERENCES

Supporting Documents

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 documents:

- Application for Safety Advice – Working near Energex exposed live parts
- Important Notice – Working near Energex Power Lines Including Overhead Services
- Safety Advice on working near Energex exposed live parts

Ergon Energy documents:

- Safety Advice Request Form
- Safety Advice on Working around Electrical Parts Form
- Important Notice Regarding Safety Advice QRG

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/

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REFERENCES

Disclaimer

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

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

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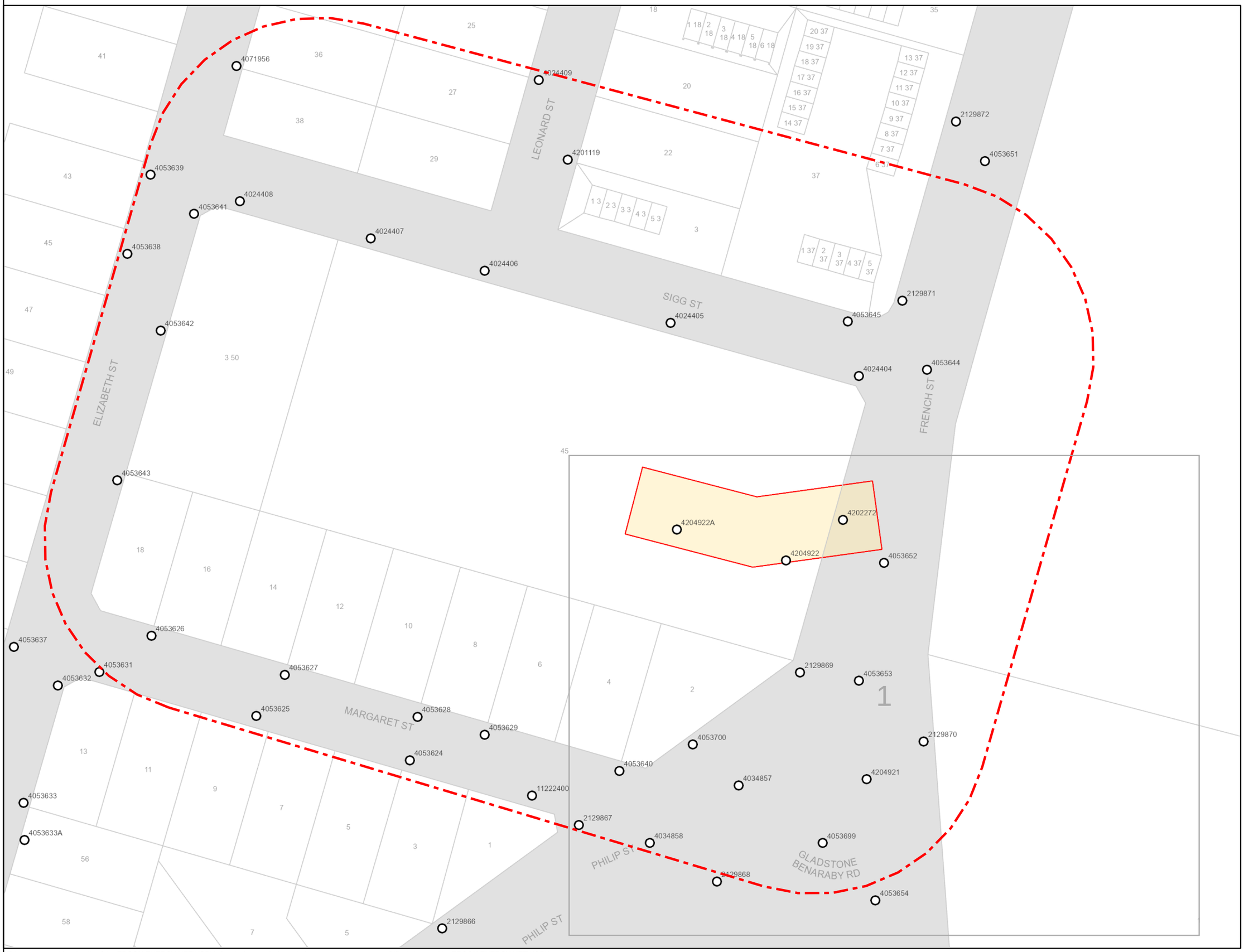
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Document Set ID: 6454005
Version: 1, Version Date: 21/08/2023

All underground cables shall be treated as being energised. Where a cable is located that is not represented 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: 258222598
Date: 21/07/2025

Scale: 1:980
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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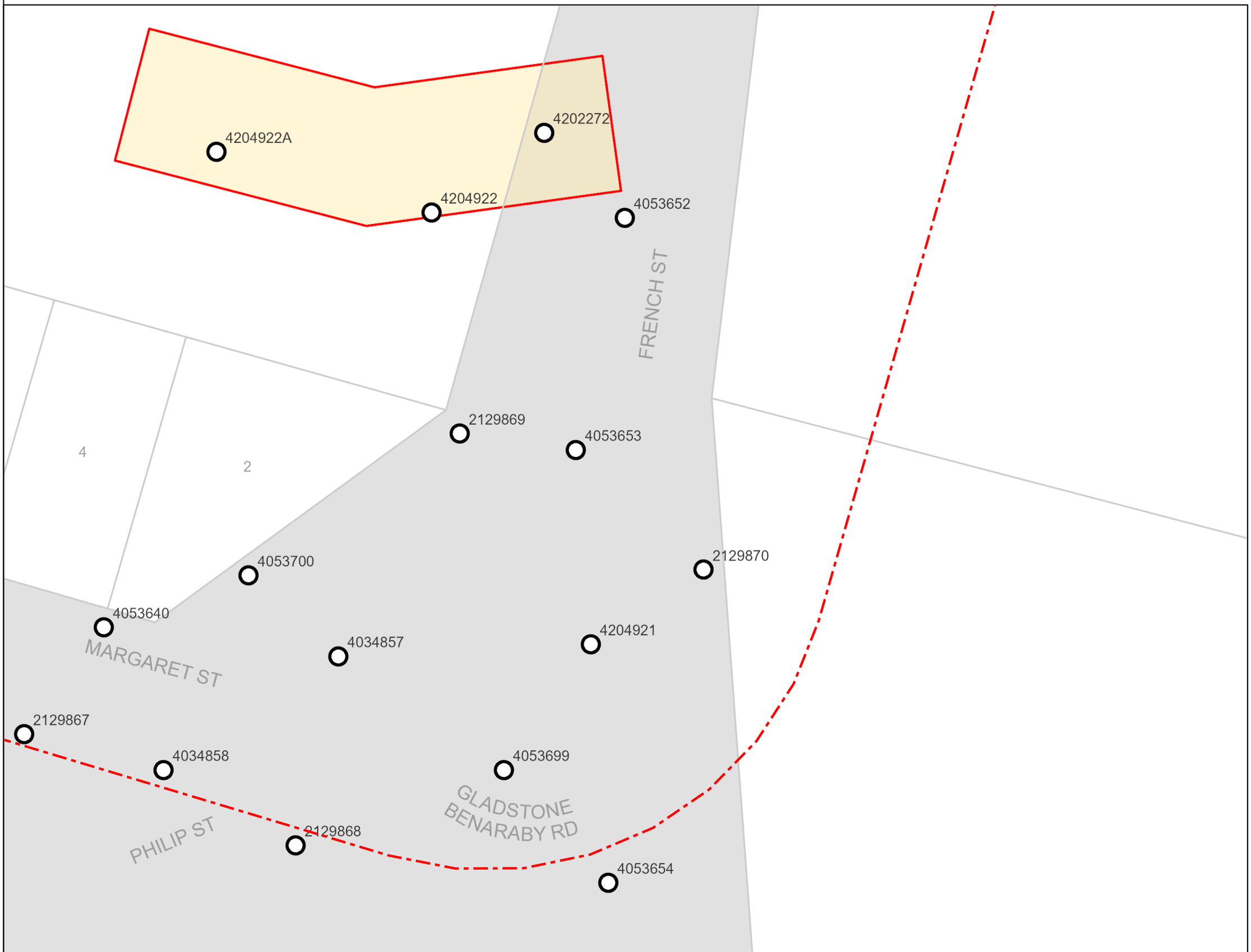
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response 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.

This plan is provided as a guide only. 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.

Document Set ID: 6494005
Version: 1, Version Date: 21/08/2025

All underground cables shall be treated as being energised. Where a cable is located that is not represented 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: 258222598
Date: 21/07/2025

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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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.

This plan provides details of 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.

Document Set ID: 6454005
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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

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

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

ERGON ENERGY NETWORK
Part of Energy Queensland

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

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

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

ERGON ENERGY NETWORK
Part of Energy Queensland

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

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

ERGON ENERGY NETWORK
Part of Energy Queensland

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.

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

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

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

ERGON ENERGY NETWORK
Part of Energy Queensland

Gladstone Area Water Board

Referral
258222597

Member Phone
(07) 4976 3000

Responses from this member

Response received Mon 21 Jul 2025 8.29am

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Response Body	97
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Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

GAWB

Before-You-Dig-Australia Response

Request: 258222597

Enquirer ID: 3066674

Contact: Aaron Pianta

Email: civil@oska.net.au

Phone: +61755809777 Fax:

Mobile:

Address: OSKA Consulting Group

Po Box 41

Varsity Lakes QLD 4227

Site Address: 45 French Street

South Gladstone QLD 4680

Activity: Planning and Design

Job Number: 50701029

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 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.

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Gladstone Area Water Board

To Aaron Pianta

21/07/2025

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: NO (GAWB infrastructure only)

NOTE:
The area of proposed works has identified you are **"NOT"** within the proximity of GAWB owned assets**.** GAWB would like to highlight to you the "**Enquirer Responsibilities"** as outlined in the pipeline location information sheet.

Important:
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 in writing before traversing, crossing or performing any construction works on or near GAWB infrastructure, GAWB has procedures to be followed by anyone proposing to perform works, and will not authorise any uncontrolled works that does not have GAWB written authority to do so.

Contact;

If you require any further information regarding your enquiry contact GAWB by email at DBYD@gawb.qld.gov.au subject heading to reference DBYD request number eg. Request 42593520

Damage or other interference to GAWB's water infrastructure can have significant impacts on individuals, business and the community. Any damage caused, including potentially any consequential damages, is the responsibility of the party who caused the damage. Taking the risk to proceed with out the written Authority from GAWB may subject the worker to be liable to any claim of compensation as the result of consequential damages.

Please Report any asset damage immediately on (07) 4979 2125 (24 hours)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Before You Dig Australia (BYDA)
Pipeline Location Information

Gladstone Area Water Board
PO Box 466
Gladstone QLD 4680

To: ('Enquirer')
OSKA Consulting Group - Aaron Pianta
Po Box 41
Varsity Lakes QLD 4227

Enquiry Details	
Utility ID	90046
Sequence Number	258222597
Enquiry Date	21/07/2025 08:28
Response	**NOT AFFECTED**
Address	45 French Street South Gladstone
Location in Road	Footpath,Nature Strip,Road
Activity	Planning and Design

Enquirer Details	
Customer ID	3066674
Contact	Aaron Pianta
Company	OSKA Consulting Group
Email	civil@oska.net.au
Phone	+61755809777

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.

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025
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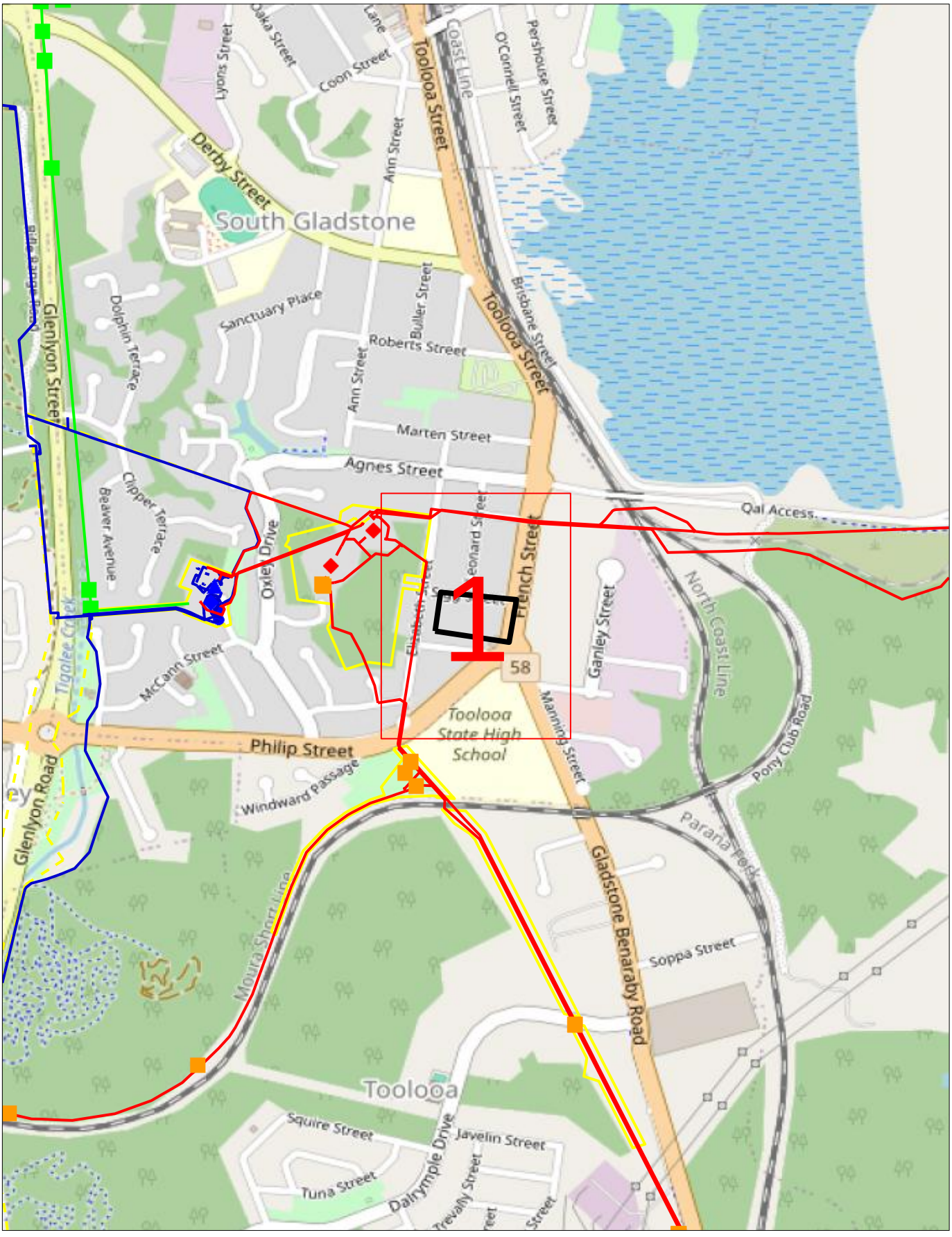
Date: 21/07/2025

Gladstone Area Water Board

Overview

Sequence No: 258222597

45 French Street South Gladstone



COPYRIGHT
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DISCLAIMER
Not all information on this map may be to scale, therefore, GAWB cannot be held liable or responsible for any inaccuracies or errors. All information you receive from this office should be verified for accuracy, should any questions arise please call upon this office.

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

Powered by assetmapsite

Gladstone Regional City

Referral
258222596

Member Phone
(07) 4970 0700

Responses from this member

Response received Mon 21 Jul 2025 8.30am

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ASSET 258222596.pdf	104
GRC Cover Letter BYDA 258222596.pdf	108
Application 258222596.pdf	110

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Attention: **Aaron Pianta**

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

Job Number: **50701029**

Sequence Number: **258222596**

Dig Site Location: **45 French Street South Gladstone 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

GLADSTONE REGIONAL COUNCIL

Job # 50701029
Seq # 258222596

Provided by Gladstone Regional Council

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Detailed map page
- Parcel
- 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

Index Sheet

0 25 50 100 m

N

Scale 1:2,500

Plans generated by SmarterWX™ Automate

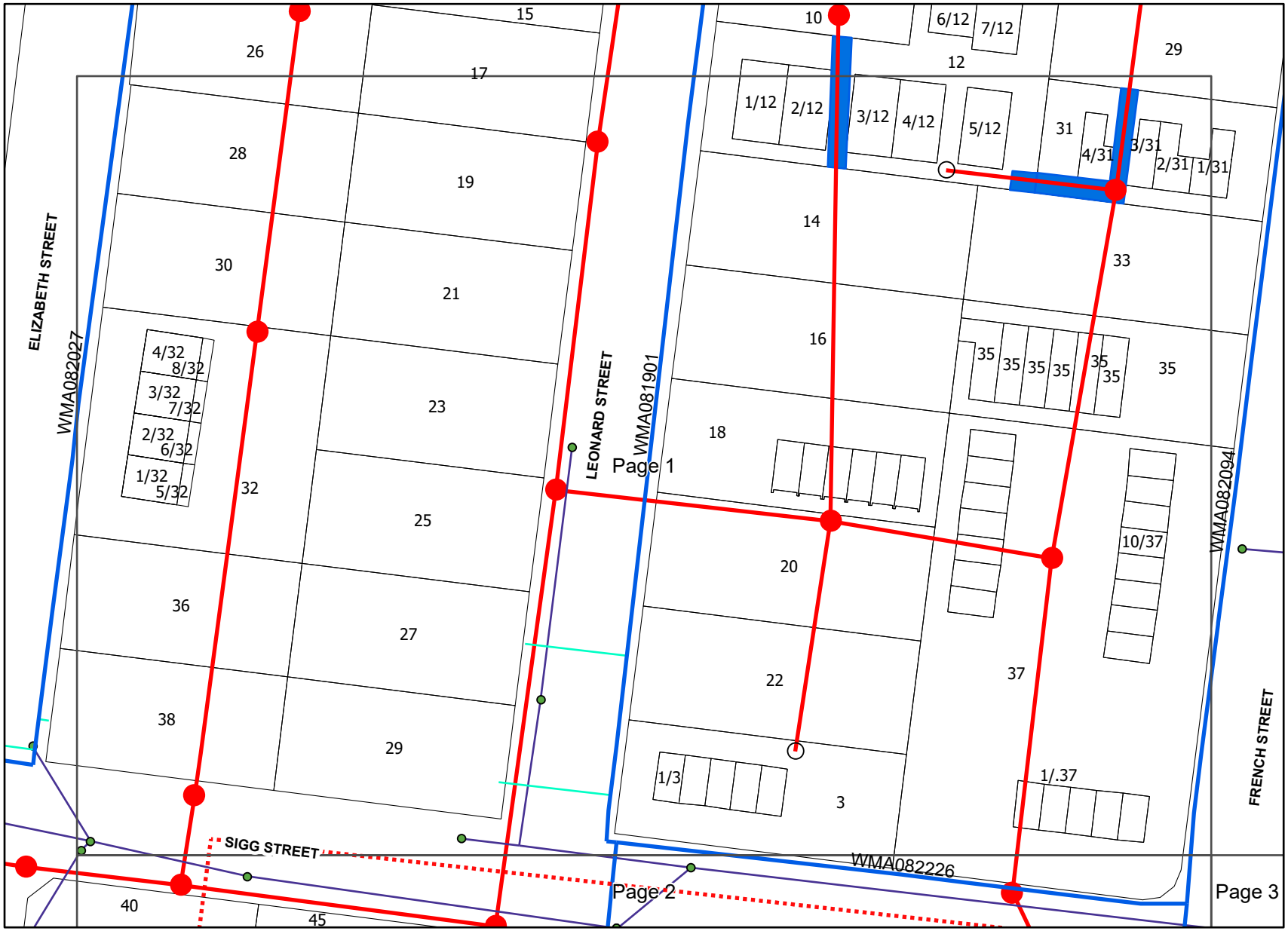
Document Set ID: 6454005
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GLADSTONE REGIONAL COUNCIL

Job # 50701029
Seq # 258222596

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
- Inspection Opening
- 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

21/07/25 (valid for 30 days)

0 10 20 40 m

N

Scale 1:1,000

Plans generated by SmarterWX™ Automate

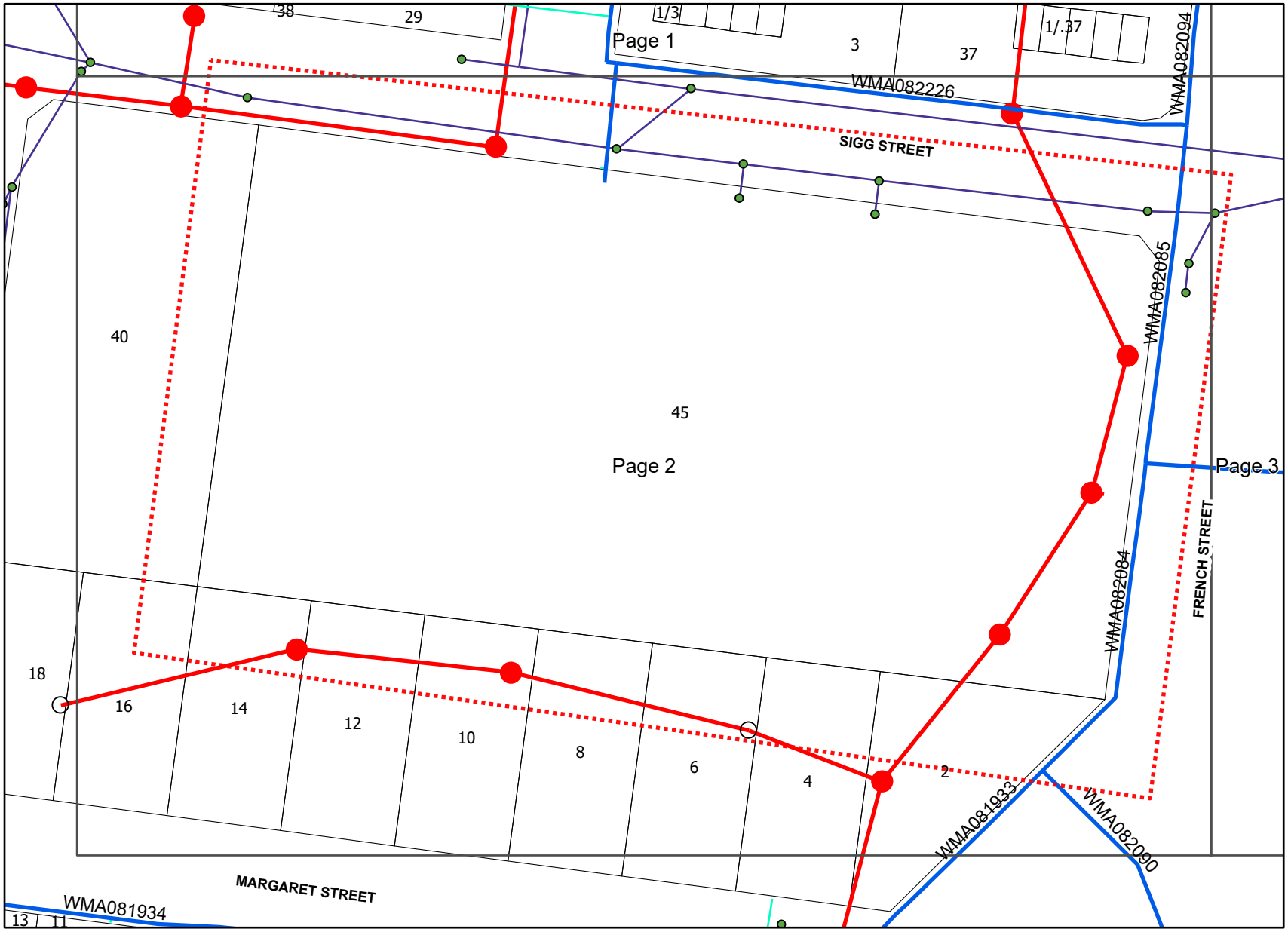
Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

GLADSTONE REGIONAL COUNCIL

Job # 50701029
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Provided by Gladstone Regional Council

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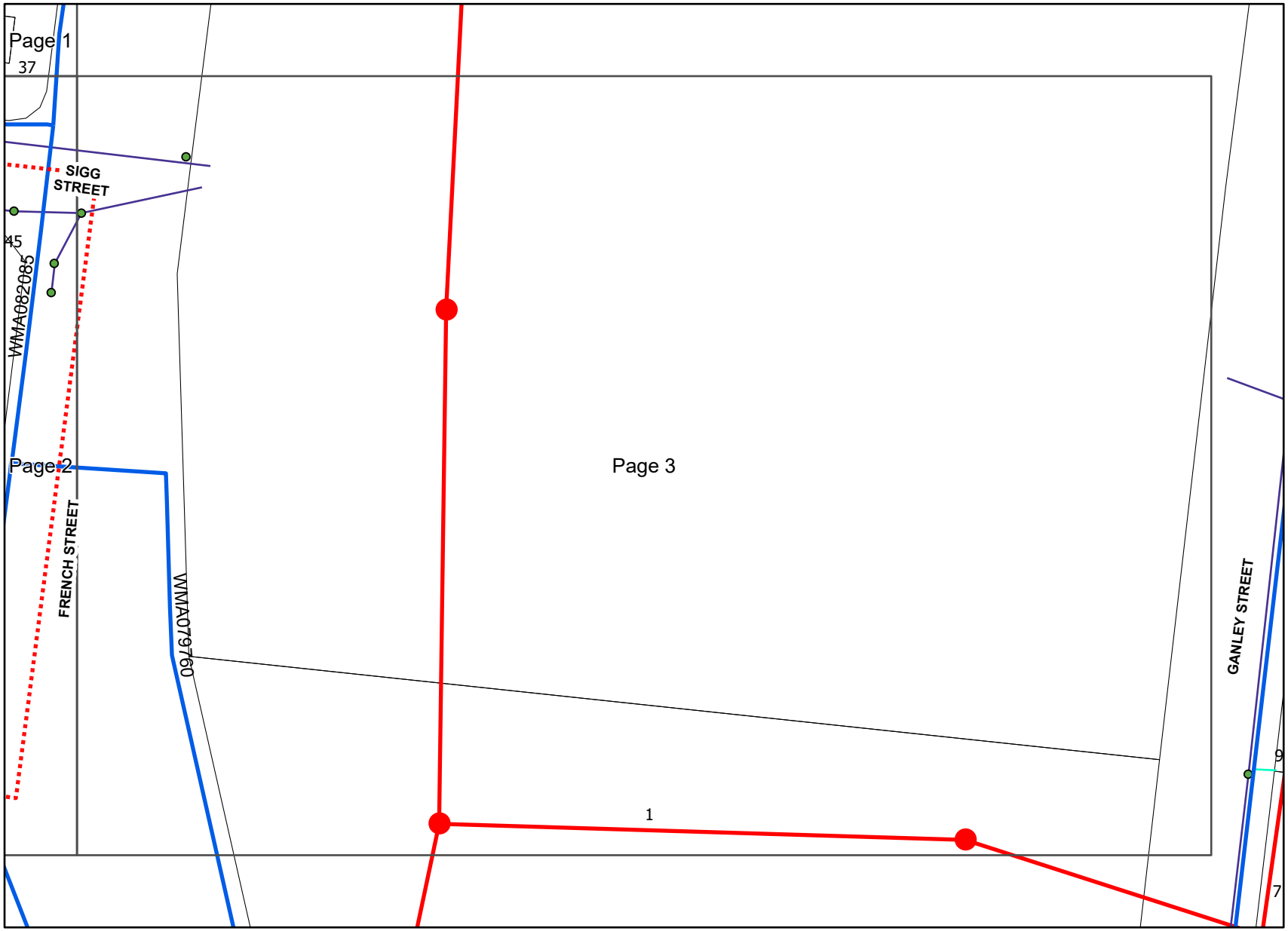
Plans generated by SmarterWX™ Automate

GLADSTONE REGIONAL COUNCIL

Job # 50701029
Seq # 258222596

Provided by Gladstone Regional Council

BEFORE YOU DIG www.byda.com.au



Legend

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Water
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In an emergency contact Gladstone Regional Council on 07 49758102

21/07/25 (valid for 30 days)

0 10 20 40 m

N

Scale 1:1,000

Plans generated by SmarterWX™ Automate

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Date: 21 July 2025

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

Aaron Pianta
Po Box 41
Varsity Lakes QLD 4227

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:	258222596
Job No:	50701029
Location:	45 French Street South Gladstone 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-

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

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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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

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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Version: 1, Version Date: 21/08/2025

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

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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NBN Co Qld

Referral
258222594

Member Phone
1800 687 626

Responses from this member

Response received Mon 21 Jul 2025 8.31am

File name	Page
Response Body	115
258222594_20250720_223033775690_1.pdf	116
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	119
Disclaimer_258222594_20250720_223033775690.pdf	121

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Hi Aaron Pianta,

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

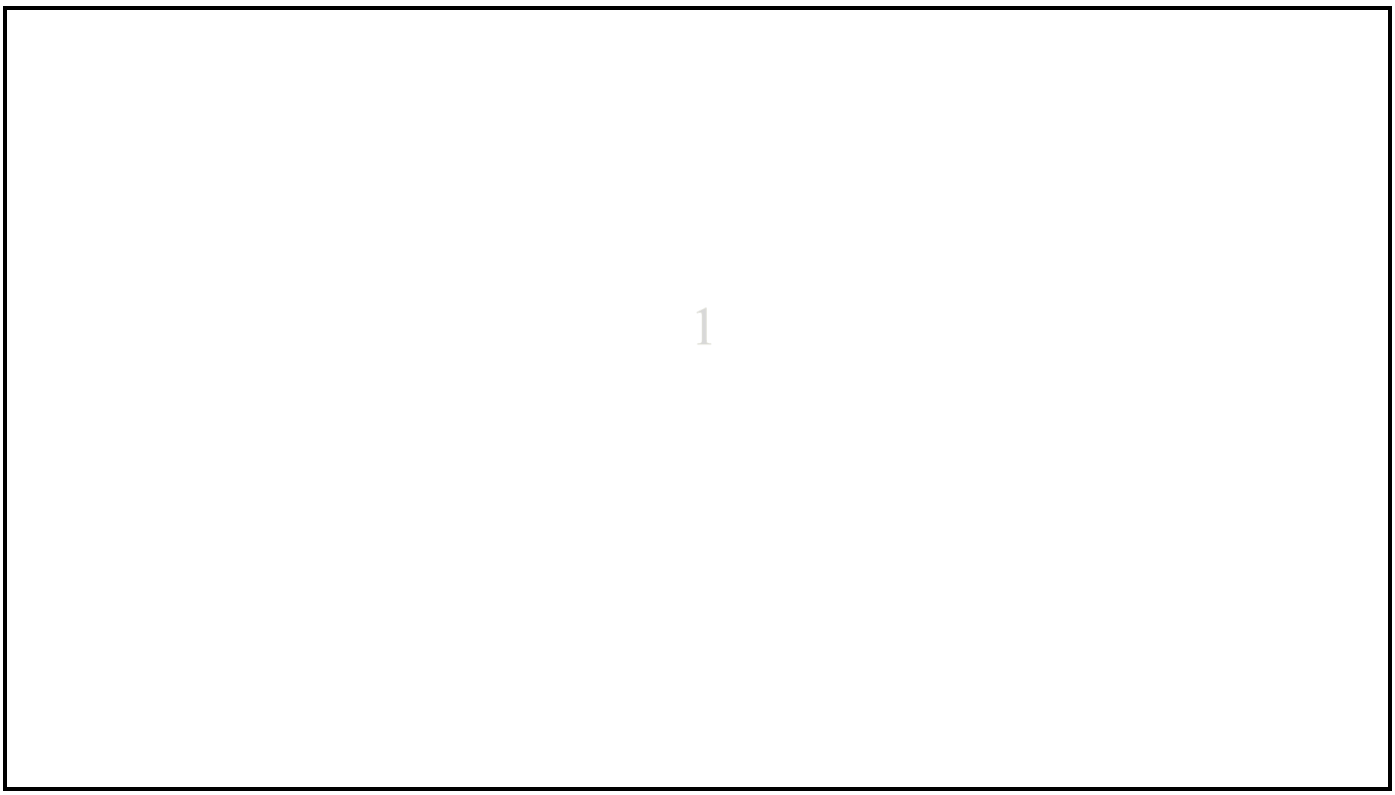
Confidentiality and Privilege Notice
This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy 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:	Aaron Pianta
Phone:	Not Supplied
Fax:	Not Supplied
Email:	civil@oska.net.au

Dial before you dig Job #:	50701029	BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	258222594	
Issue Date:	20/07/2025	
Location:	45 French Street , South Gladstone , QLD , 4680	

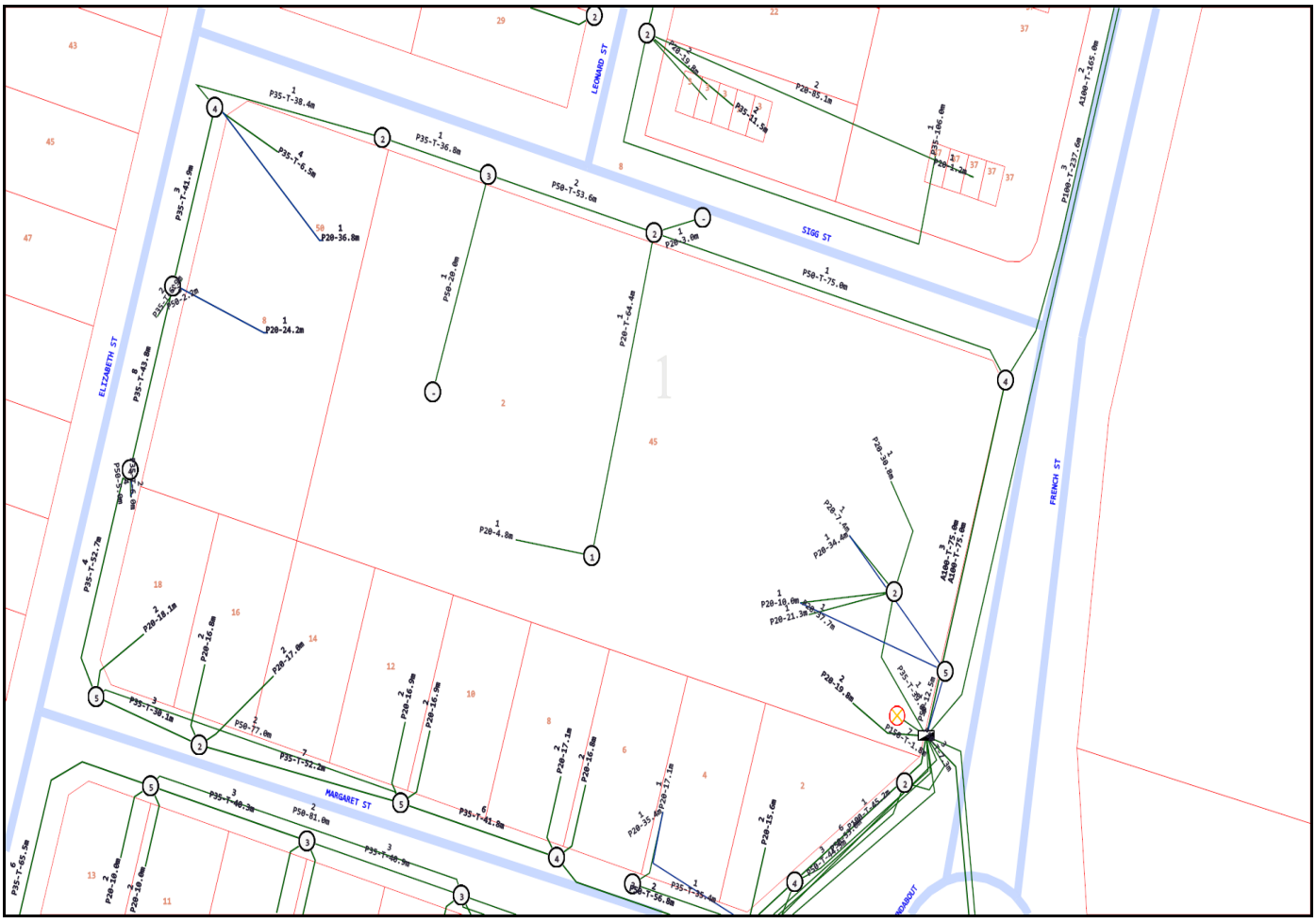
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



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.



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.

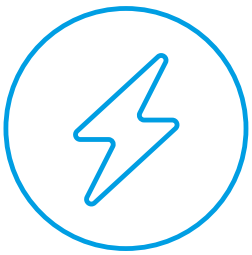
Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

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.

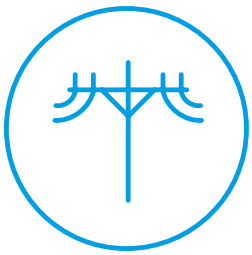
Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Document Set ID: 6454005
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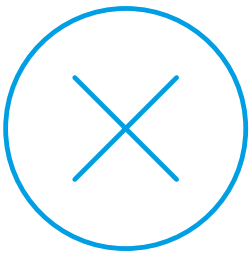
Working near nbn™ cables



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

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

To:	Aaron Pianta
Phone:	Not Supplied
Fax:	Not Supplied
Email:	civil@oska.net.au

Before You Dig Australia Job #:	50701029
Sequence #	258222594
Issue Date:	20/07/2025
Location:	45 French Street , South Gladstone , 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

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

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

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

Notes:

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

Referral Conditions

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

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

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

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

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

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

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

Thank You,

nbn BYDA

Date: 20/07/2025

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Optus and or Uecomm Qld

Referral
258222595

Member Phone
1800 505 777

Responses from this member

Response received Mon 21 Jul 2025 9.19am

File name	Page
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258222595 - Optus Response Letter.pdf	127
258222595 - Optus Plan.pdf	138

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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 Uecomm 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.

OPTUS

BEFORE YOU DIG www.byda.com.au

Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 21 Jul 2025
To: Aaron Pianta
Company: OSKA Consulting Group
Address: Po Box 41
Varsity Lakes, QLD 4227

ENQUIRY DETAILS
Location: 45 French Street, South Gladstone, QLD 4680
Sequence No.: 258222595
BYDA Reference: 50701029

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:

a) Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;

b) 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

c) Contact Optus for further advice where requested to do so by this letter.

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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:

a) 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.

b) 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.

c) 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.

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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.

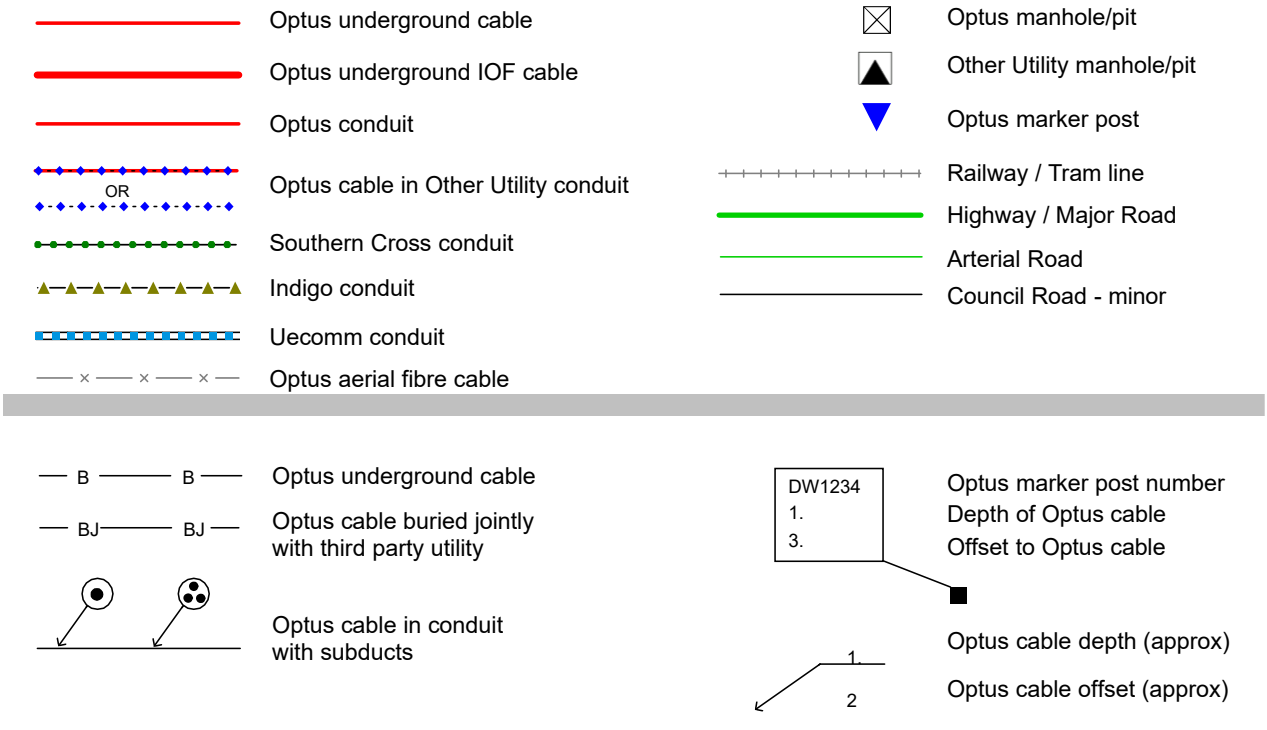
In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

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



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OPTUS

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
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC,NSW,QLD,SA TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast , Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW
Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only

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Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains , Snowy Valley
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	New England/Northwest
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
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Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatingservices.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
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Ian Brown	A1 Locate Services	0400 484 828	Ian.brown@a1locate.com.au	NSW	All NSW
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Samantha Cupi-ado	Geoscope Utility Detec-tion Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney Only
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Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
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Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocat-ing.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excava-tions Pty Ltd	0414 594 063	cody@roadandrailexcava-tions.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
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Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
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Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
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Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
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Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmental.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tancred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
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Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
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Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	South East QLD & Northern NSW
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Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
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Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett; Central and Western QLD; Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane

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Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region

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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: 258222595

Date Generated: 21 Jul 2025

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

Telstra QLD Regional

Referral
258222599

Member Phone
1800 653 935

Responses from this member

Response received Mon 21 Jul 2025 8.34am

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Attention: Aaron Pianta

Site Location: 45 French Street, South Gladstone, QLD 4680

Your Job Reference: OSK7068 - BG

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

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

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

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

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

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

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

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

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

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

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

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

(See attached file: Telstra Map Legend 4.0b.pdf)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 258222599.pdf)

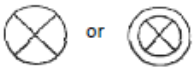
LEGEND



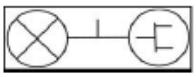
Exchange
(Major Cable Present)



Footway Access Chamber
(can vary from 1-lid to 12-lid)



Pillar / Cabinet
(above ground / free standing)



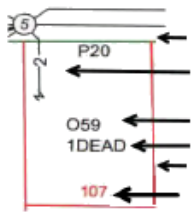
Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V Electricity

OC — Other Carrier Telecommunications Cable/Asset

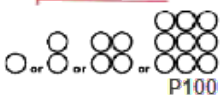
Dist — Distribution cables in Main Cable ducts

MC — Main Cable ducts on a Distribution plan

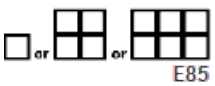
▲ — Blocked or damaged duct.



Roadside / Front Boundary
2 pair lead-in to property from pit in street 1
pair working (pair ID 059)
1 pair dead (i.e. spare, not connected)
Side / Rear Property Boundary
Property Number



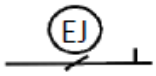
Single to multiple round conduit
Configurations 1,2,4,9 respectively
(attached text denotes conduit type and size)



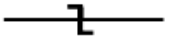
Multiple square conduit
Configurations 2, 4, 6 respectively
(attached text denotes conduit type and size)



Cable Jointing Pit
(number / Letter indicating Pit Type)



Elevated Joint
(above ground joint on buried cable)



Telstra Plant in shared Utility trench



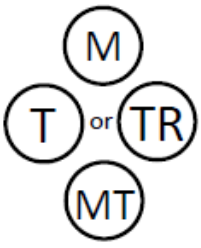
Aerial Cable



Aerial Cable
(attached to joint Use Pole eg. Power)



Direct Buried Cable



Marker Post Installed

Buried Transponder

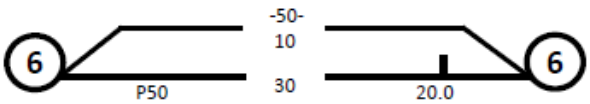
Marker Post, Transponder

Optical Fibre cable direct buried

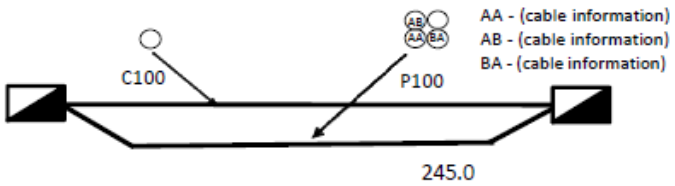
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised 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



AA - (cable information)
AB - (cable information)
BA - (cable information)

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

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)

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

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General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation
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 BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - https://www.telstra.com.au/forms/report-damage-to-telstra-equipment
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
https://www.telstra.com.au/consumer-advice/digging-construction



Telstra Aerial Assets Group (overhead network)
1800 047 909

CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/
Only Telstra authorised personnel and CERTLOC Locators can access Telstra's Pit and Pipe Network.



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 undertaking the works to protect Telstra's network during excavation / construction works.

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

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

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

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

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

Data Extraction Fees

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

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

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

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

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

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

Workers and equipment must maintain safety exclusion zones around power lines

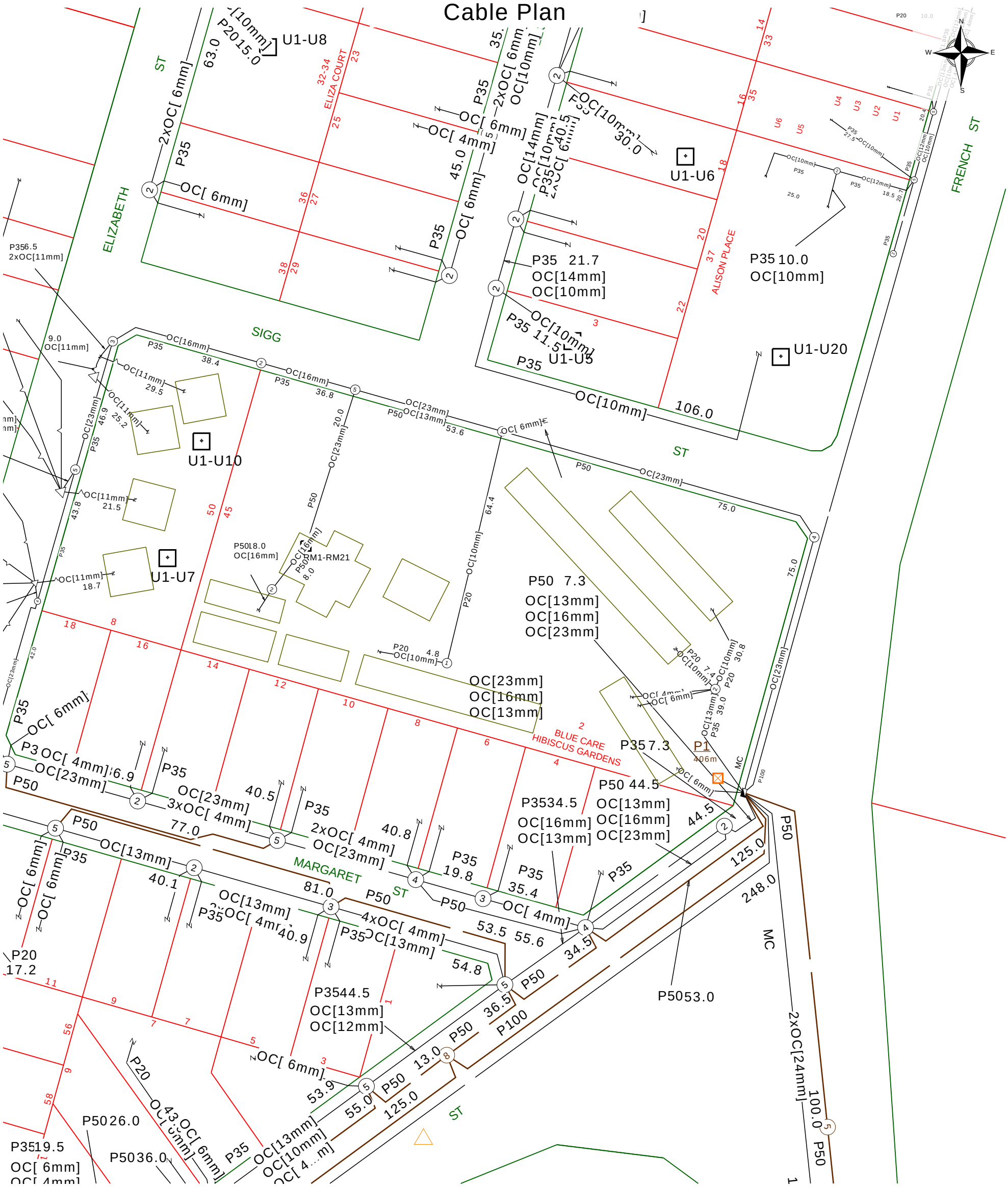
WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488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

Privacy Note

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

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Cable Plan



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

Sequence Number: 258222599

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 21/07/2025 08:32:49

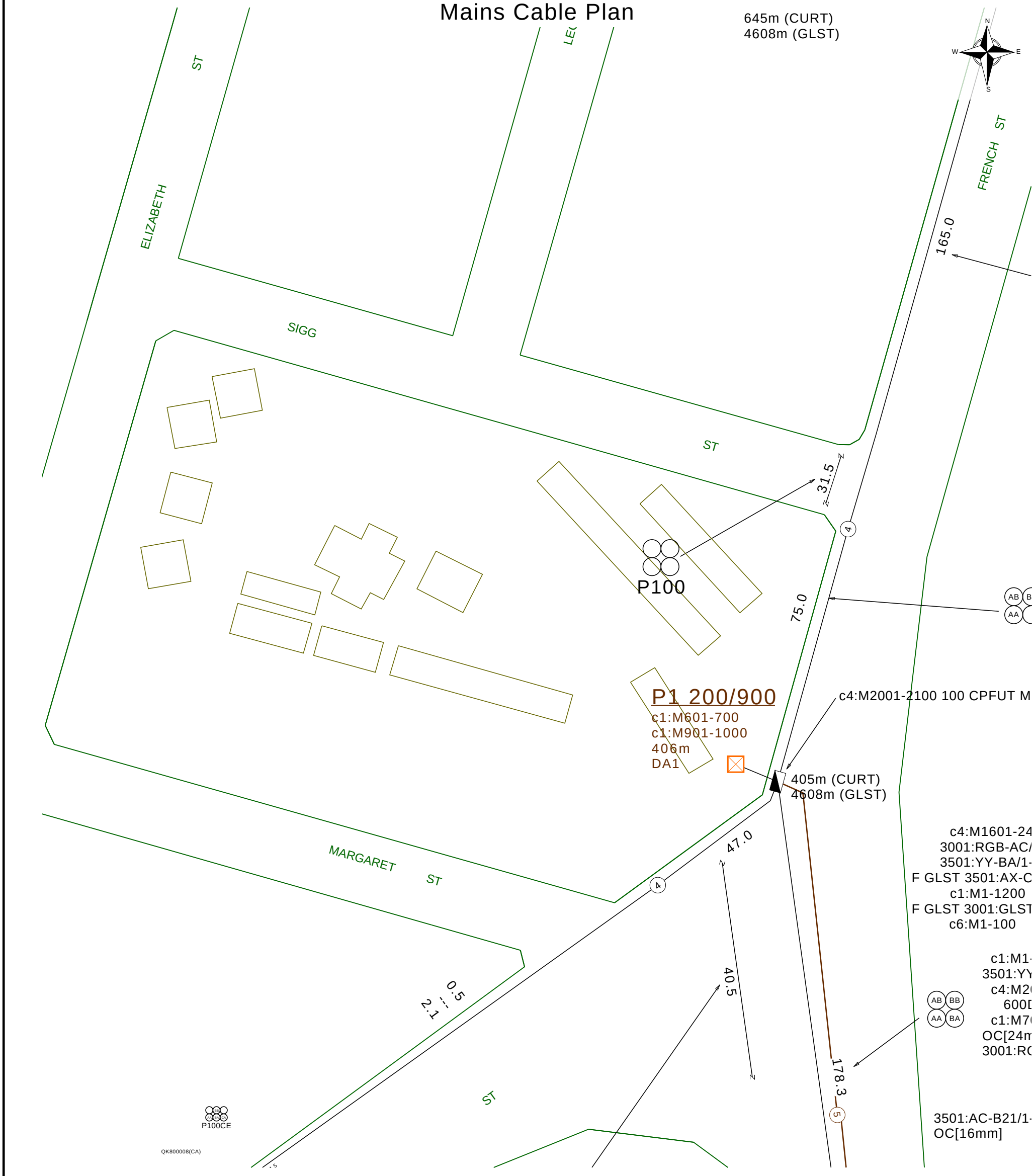
CAUTION: Critical Network Route in plot area.
DO NOT PROCEED with any excavation prior t
seeking advice from Telstra Plan Services on :
1800 653 935

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

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

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

Mains Cable Plan



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CONCEPTUAL STORMWATER MANAGEMENT PLAN

Proposed Extensions To Existing Residential Development

45 French Street, South Gladstone

Lot 16 on CTN1409

For The Shelter Collective Group

8 August 2025

Document No: OSK7068-0002

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

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Title:	Conceptual Stormwater Management Plan
Document No:	OSK7068-0002
Original Date of Issue:	8 August 2025
Project Manager:	Scott Newland
Author:	Ben Grant
Client:	The Shelter Collective Group
Client Contact:	C/- Elmira Esfahani – Fab Ideas Architecture
Client Reference:	45 French Street, South Gladstone
Synopsis:	This *Conceptual Stormwater Management Plan* describes the existing site characteristics, and corresponding stormwater quantity and quality management controls to be implemented during the construction and operational phase of the development.

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
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APPENDICES

Appendix A JFP Urban Consultants Pty Ltd, *Contour & Detail Survey* (Ref: G3831-01 Issue A)
Appendix B Fab Ideas Architecture, *Proposed Master Plan* (Ref: FA25033 - AA04)
Appendix C OSKA Consulting Group, *Pre-Development Catchment Plan* (Ref: OSK7068/P001/A)
Appendix D OSKA Consulting Group, *Post-Development Catchment Plan* (Ref: OSK7068/P002/A)
Appendix E OSKA Consulting Group, *Conceptual Stormwater Management Plan* (Ref: OSK7068/P003/A) & *Conceptual Stormwater Management Details* (Ref: OSK7068/P004/A)
Appendix F OSKA Consulting Group, *Sediment and Erosion Control Plan* (Ref: OSK7068/P005/A) & *Sediment and Erosion Control Details* (Ref: OSK7068/P006/A)

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1.0 INTRODUCTION

1.1 Background

OSKA Civil Consultants has been commissioned by The Shelter Collective Group to prepare a Conceptual Stormwater Management Plan (CSWMP) to support a Development Application for the proposed Extensions To Existing Residential Development situated at 45 French Street, South Gladstone.

The subject site is described as Lot 16 on CTN1409 and has a total site area of 1.304ha.

1.2 Scope

This CSWMP details the conceptual planning, layout and design of the stormwater management infrastructure for both the construction and operational phases of this development.

This CSWMP aims to:

- Establish the required performance criteria for the proposed stormwater quantity and quality improvement systems;
- Provide a conceptual design of stormwater infrastructure including stormwater quality improvement devices and stormwater quantity management controls;
- Demonstrate the modelled post-development stormwater quality discharging from the site does not adversely impact on the water quality and ecological values of downstream watercourses;
- Demonstrate stormwater runoff is conveyed through the site to a Lawful Point of Discharge (LPOD) in accordance with the Queensland Urban Drainage Manual (QUDM); and
- Provide reporting and monitoring mechanisms whereby the performance of this system can be measured enabling identification of corrective actions/alterations required to ensure the above mentioned objectives are maintained.

This CSWMP has been prepared in accordance with the IEAust Australian Runoff Quality: Guide to Water Sensitive Urban Design, Queensland State Planning Policy 2017, IPWEA Queensland Urban Drainage Manual (QUDM) Fourth Edition (2017), Gladstone Regional Council (GRC) Planning Scheme (2017) and Capricorn Municipal Development Guidelines (2020).

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2.0 SITE DESCRIPTION

2.1 Location

The subject site is located at 45 French Street, South Gladstone. The site fronts Sigg Street to the north, French Street to the east and has existing residential properties to the south and west. The site covers a total combined area of 1.304ha, with details as summarised in *Table 1* and as located in *Figure 1.*

Table 1: Site Description

Client	Lot and Property Description	Street Address
The Shelter Collective Group	*Lot 16 on CTN1409*	*45 French Street, South Gladstone*



Figure 1: Locality Plan (Source: Nearmap)

2.2 Site Topography

The existing site generally grades to the north-east towards the intersection of Sigg Street and French Street at approximately 5% grade with spot heights ranging from approximately RL 9.00m AHD to 17.00m AHD (based on survey and LIDAR information). Based on the provided survey, LIDAR and aerial information, any stormwater runoff from the site drains to the existing stormwater gully pits to the north-east of the site within Sigg Street and French Street.

For further information, the site survey has been provided by JFP Urban Consultants Pty Ltd, Contour & Detail Survey (Ref: G3831-01 Issue A) included as Appendix A.

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2.3 Vegetation and Land Use

The subject site currently consists of an aged care facility containing a number of buildings/dwellings and a carpark in the northern part of the site. There are a number of landscaped/grassed areas scattered throughout the site and a metal fence that encloses the site to the south, east and west. Access to the site is gained from the north via existing entry and exit crossovers from Sigg Street.

An aerial photograph taken on the 3 July 2025 of the subject site is included in *Figure 2.*



Figure 2: Aerial Image of the Site (Source: Nearmap – Image taken 3 July 2025)

2.4 Proposed Development

The proposed development for the site is to re-establish the land use operations of rooming accommodation and multiple dwellings onsite in the existing structures as well as new carparks, footpaths and decks for the existing unit blocks. Driveway access to the site will be gained from the north via existing entry and exit crossovers from Sigg Street which will provide access to the internal carparks.

Refer to Appendix B for the proposed architectural details prepared by Fab Ideas Architecture, Proposed Master Plan (Ref: FA25033 - AA04).

2.5 Proposed Conceptual Drainage

It is proposed to maintain the existing stormwater drainage arrangement for the subject site as the proposed development consists of minor changes to the site consisting of new carparks, footpaths and decks for the existing unit blocks. It is proposed to provide detention tanks connected to the roof areas of the existing dwelling blocks B and C to mitigate flows to pre-development rates (before the proposed modifications with new carparks and footpaths). The stormwater connection to the Lawful Point of Discharge (LPOD) is conceptual at this stage. The captured flows within the tanks and from the remainder of the site will ultimately discharge

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to the existing stormwater infrastructure to the north-east of the site within Sigg Street and French Street.

2.6 Rainfall Data

Rainfall intensity data has been obtained from the Australian Bureau of Meteorology's 2016 Design IFD Rainfall System. The data has been extracted for the nearest grid cell at Latitude 23.8625 (S) and Longitude 151.2625 (E). The IFD data and average rainfall intensities used in this report are in accordance with the procedures outlined in Geosciences Australia, Australian Rainfall and Runoff 2019.

3.0 DATA

Data which has been sourced or provided, in order to prepare this report for the site, was gathered from the following sources:

- Detailed site survey provided by JFP Urban Consultants Pty Ltd, Contour & Detail Survey (Ref: G3831-01 Issue A) included as Appendix A;
- Proposed site layout provided by Fab Ideas Architecture, Proposed Master Plan (Ref: FA25033 - AA04) included as Appendix B;
- LIDAR data for the subject site sourced from Australian Government Elevation and Depth Foundation Spatial Data (ELVIS), Date Source: 2014, DEM Data;
- Rainfall and Meteorological 2016 IFD Data by the Australian Bureau of Meteorology;
- Information Extracted from GRC Interactive Mapping; and
- Aerial Imagery by Nearmap (Accessed on 14 July 2025).

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4.0 SITE HYDROLOGY

4.1 Background

The following sections define the method and parameters utilised within the hydrologics of the site, in order to establish a simulation of the anticipated flow regime and peak discharge at the Lawful Point of Discharge (LPOD). A Rational Method calculation has been provided for comparison of the pre and post-development peak flow rates.

The Rational Method (Section 4.3 of the Queensland Urban Drainage Manual - QUDM 2017) is a suitable estimation technique, given its flexibility in its data requirements and is able to produce satisfactory estimates of peak site discharges based on the following data input:

Specific intensity frequency duration (IFD) data;

- length/type of flow path;
- contributing catchment areas; and
- coefficient of discharge.

4.2 Pre-Development

4.2.1 Catchment Definition and Lawful Point of Discharge

The pre-development site has been analysed as a singular internal catchment and has a total contributing area of 13,039m^2. Stormwater runoff from roof, road and ground surfaces is conveyed through the site as pipe or overland flow and ultimately discharge to the existing stormwater infrastructure to the north-east of the site within Sigg Street and French Street.

The existing Lawful Point of Discharge (LPOD) for the subject site (for analysis in accordance with QUDM), is the existing gully pits situated within Sigg Street and French Street.

The catchment area and LPOD for the subject site are shown on OSKA Consulting Group, Pre-Development Catchment Plan (Ref: OSK7068/P001/A) included as Appendix C.

4.2.2 Coefficient of Runoff

The pre-development coefficient of runoff (C year) was determined based on the fraction impervious method specified in QUDM. The pre-development catchment, based on the provided survey information and the latest aerial information from Nearmap, has 6,900m^2 of impervious surfaces, which equates to a fraction impervious (fi) of 0.53. Using a one hour, ten-year rainfall intensity ($^1I_{10}$) of 61.3 mm/hr, a C_{10} value of 0.76 has been adopted for the pre-development catchment.

The following pre-development coefficients of runoff (as shown in *Table 2*) have been adopted in accordance with QUDM Table 4.5.2, which apply the frequency factors for the standard Annual Exceedance Probability (AEP) design storms of 39%, 18%, 10%, 5%, 2% and 1% (corresponding to the 2, 5, 10, 20, 50 and 100-year Average Recurrence Interval (ARI) storms).

Table 2: Pre-Development Coefficient of Runoff

Catchment	C_2	C_5	C_{10}	C_{20}	C_{50}	C_{100}
Pre	0.64	0.72	0.76	0.80	0.87	0.91

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4.2.3 Time of Concentration

The Time Of Concentration (TOC) for the pre-development catchment has been calculated in accordance with QUDM Table 4.6.3 – Recommended roof drainage system travel times.

In accordance with Table 4.6.3 of QUDM, the pre-development catchment will have a time of concentration that will incorporate five (5) minutes of the roof to downpipes time plus three (3) minutes of pipe flow. This equates to a total travel time of eight (8) minutes.

4.2.4 Design Flow Rates

Pre-development peak flow rates have been estimated for the adopted storms using design rainfall intensities from the Bureau of Meteorology IFD Data. The Rational Method ($Q = 2.78 \times 10^{-3}$ CIA) has been used to estimate the subject site's design peak flow rates. The pre-development peak flows for the subject site are presented in *Table 3.*

Table 3: Pre-Development Peak Flow Estimation – Rational Method

Pre-Development							
Annual Exceedance Probability	**AEP**	39%	18%	10%	5%	2%	1%
Coefficient of Runoff	**C**	0.64	0.72	0.76	0.80	0.87	0.91
Area of Catchment (ha)	**A**	1.304	1.304	1.304	1.304	1.304	1.304
Average Rainfall Intensity (mm/h)	**I**	124	150	170	192	221	243
Peak Flow Rate (m^3/s)	**Q**	**0.290**	**0.391**	**0.467**	**0.555**	**0.699**	**0.801**

4.3 Post-Development

4.3.1 Catchment Definition and Lawful Point of Discharge

The post-development scenario has been analysed as described in the pre-development scenario as a single internal catchment with a total contributing area of 13,039m^2.

Stormwater collected from the roof areas of the existing block of dwellings B and C are to be conveyed via downpipes to proposed detention tanks. Captured flows from the tanks and the stormwater runoff from the remaining roof, carpark and ground areas shall be conveyed through the site as pipe or overland flow. All flows will ultimately discharge to the existing stormwater infrastructure to the north-east of the site within Sigg Street and French Street (the site's LPOD).

The internal building drainage design to facilitate this stormwater strategy is to be coordinated with the building hydraulic engineer at the detailed design phase.

The post-development catchment area and LPOD are detailed on OSKA Consulting Group, Post-Development Catchment Plan (Ref: OSK7068/P002/A) included as Appendix D.

4.3.2 Coefficient of Runoff

The post-development coefficients of runoff (C year) were determined using the fraction impervious method as specified in QUDM.

Based on the supplied architectural plans, the post-development catchment has approximately 8,100m^2 of impervious surfaces which equates to a fraction impervious (fi) of 0.62. Using a one-hour, ten-year rainfall intensity ($^1I_{10}$) of 61.3 mm/hr, a C_{10} value of 0.79 has been adopted for the post-development catchment.

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The following post-development Coefficients of Runoff (as shown in *Table 4*) have been adopted in accordance with QUDM Table 4.5.2, which apply the frequency factors for the standard Annual Exceedance Probability (AEP) design storms of 39%, 18%, 10%, 5%, 2% and 1% (corresponding to the 2, 5, 10, 20, 50 and 100-year ARI storms).

Table 4: Post-Development Coefficient of Runoff

Catchment	C_2	C_5	C_{10}	C_{20}	C_{50}	C_{100}
Post	0.67	0.75	0.79	0.83	0.90	0.94

4.3.3 Time of Concentration

The Time of Concentration for the post-developed catchment has been calculated in accordance with QUDM Table 4.6.3 – Recommended roof drainage system travel times.

In accordance with Table 4.6.3 of QUDM, the post-development catchment will have a time of concentration that will incorporate five (5) minutes of the roof to downpipes time plus three (3) minutes of pipe flow. This equates to a total travel time of eight (8) minutes.

4.3.4 Design Flow Rates

Post-development peak flow rates have been calculated for the adopted storms using design rainfall intensities from the Bureau of Meteorology 2016 IFD Data. The Rational Method ($Q = 2.78 \times 10^{-3}$ CIA) has been used to estimate the required design peak flow rates for the subject site. The post-development peak flows for the subject site are presented in *Table 5.*

Table 5: Post-Development Peak Flow Estimation – Rational Method

Post-Development							
Annual Exceedance Probability	**AEP**	39%	18%	10%	5%	2%	1%
Coefficient of Runoff	**C**	0.67	0.75	0.79	0.83	0.90	0.94
Area of Catchment (ha)	**A**	1.304	1.304	1.304	1.304	1.304	1.304
Average Rainfall Intensity (mm/h)	**I**	124	150	170	192	221	243
Peak Flow Rate (m^3/s)	**Q**	**0.301**	**0.405**	**0.484**	**0.575**	**0.724**	**0.830**

4.3.5 Change in Flow Rates

The difference in peak flow rates calculated from the total pre and post-developed site as estimated via The Rational Method, is detailed in *Table 6.*

Table 6: Change in Peak Flow Rates Estimation – Rational Method

LPOD							
Annual Exceedance Probability	**AEP**	39%	18%	10%	5%	2%	1%
Pre-Developed Peak Flow Rate (m^3/s)	**Q**	0.290	0.391	0.467	0.555	0.699	0.801
Post-Developed Peak Flow Rate (m^3/s)	**Q**	0.301	0.405	0.484	0.575	0.724	0.830
Change in Peak Flow Rate (m^3/s)	**Q**	**+0.011**	**+0.014**	**+0.017**	**+0.020**	**+0.025**	**+0.029**

The Rational Method assessment has demonstrated that an increase in peak flow rates discharging from the site is anticipated due to the proposed development. Therefore, On-Site Detention (OSD) will be required to mitigate flows to the pre-development rates.

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4.3.6 External Catchments

The subject site and the surrounding area were examined to determine if any localised external catchments will contribute to the subject site. The site is deemed to contain external catchments to the south (8-16 Margaret Street) and west (40 Elizabeth Street) that convey flows onto the subject site. There is also a major external catchment to the west of 40 Elizabeth Street where upstream flows are conveyed to the existing sag gully pits along the Elizabeth Street frontage, refer *Figure 3.*



Figure 3: External Catchment Plan (Source: Nearmap and LIDAR)

It appears that the major flows would overtop the kerb and channel and flow onto 40 Elizabeth Street, however due to the limited data available, it is not clear on the exact flow path of these major flows and if they are conveyed into the subject site. In reviewing the historical drawings for the subject site, it was found that there are existing inlet pits along the site's western and southern boundaries to capture and convey flows from the external catchments into the existing Council drainage network within Sigg Street. *Figure 4* displays the existing drainage infrastructure along the site's southern and western boundaries which conveys flows through a Ø750mm pipe into an existing manhole within Sigg Street. A site inspection was also undertaken which confirmed the presence of the existing inlet pits along the western site boundary.

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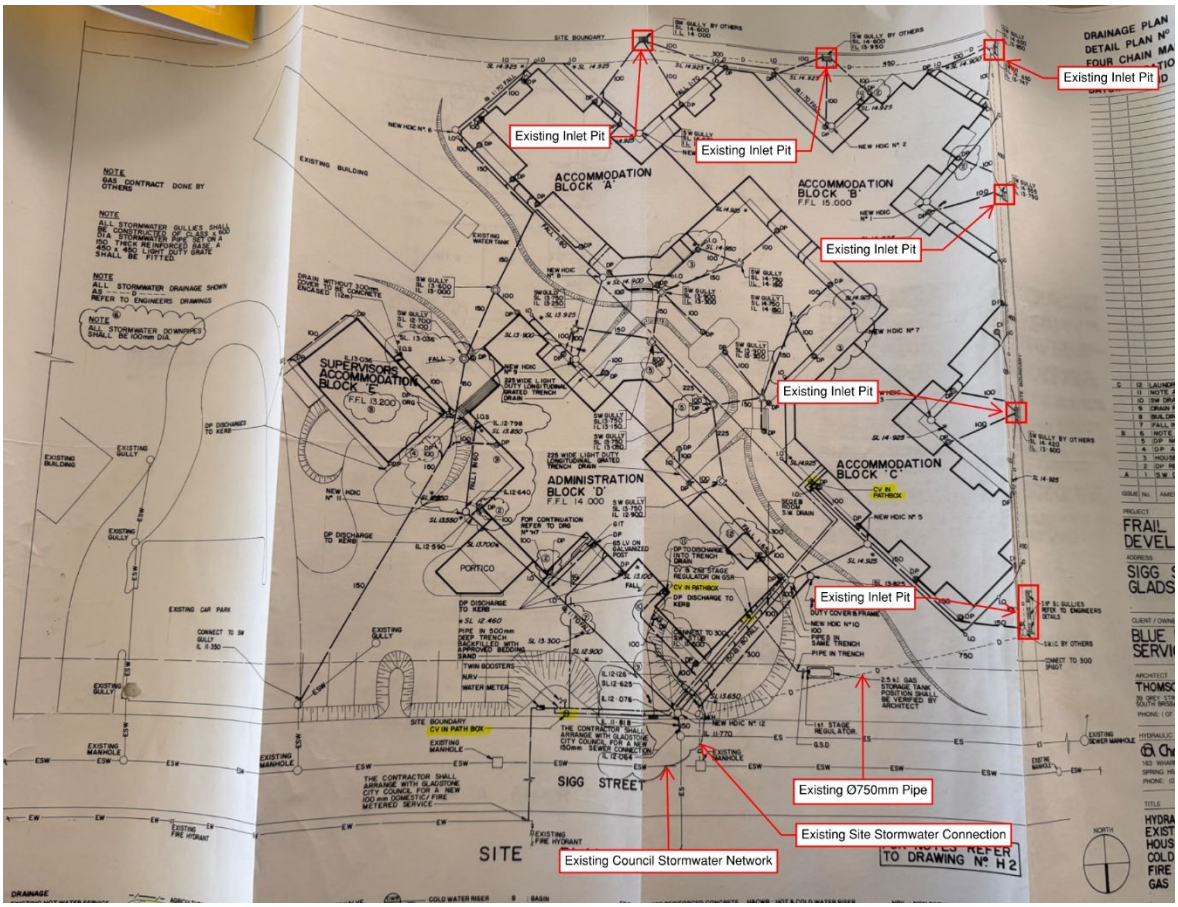


Figure 4: Historical Drawing of Subject Site (Source: Chris Bristow & Associates)

It is anticipated that the existing drainage infrastructure along the southern and western boundaries will assist in capturing and conveying the external catchments flows into the existing Council drainage network within Sigg Street. Any flows/flow paths from the external catchments are not altered by the proposed internal works for the development, being the additional car parks, footpaths and porches and therefore no further assessment of the external catchments will be undertaken.

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5.0 STORMWATER QUALITY ASSESSMENT

5.1 Background

The proposed development will increase peak flow rates from the subject site due to increased impervious areas and a reduction in the surface roughness of the site. Accordingly, the following section provides preliminary details of a proposed On-Site Detention (OSD) system to demonstrate no increase in nuisance flows or adverse impacts as a result of potential increased post-development runoff, on neighbouring properties and/or authorities stormwater infrastructure.

5.2 Objective

In accordance with GRC's requirements and typical industry-standard practices, the following objective has been set for post-development stormwater discharge from the site:

- No net increase in peak flows from the subject site, for all events up to the 1% AEP design storm event, during the post-developed scenario.

This objective shall be demonstrated via a suitable hydrologic and hydraulic modelling package, by detaining site runoff from the subject site within proposed above ground detention tanks.

5.3 Hydraulic Model

An estimation of the required detention volume to mitigate any increase in total site discharge rates has been undertaken using the DRAINS software programme.

A DRAINS model has been adopted at the preliminary planning stage to ensure that the above ground detention tanks volumes are estimated with a higher degree of confidence. As finished site levels and internal pipe levels are still preliminary, this initial calculation is an estimate, however, it has the required level of accuracy to progress the design with confidence.

The model was developed by simulating the pre, post and mitigated catchment layouts and comparing the peak flow rates generated from each scenario.

The mitigated catchment consists of the 1% AEP runoff generated from the roof areas of the existing dwelling blocks B (216m^2) and C (343m^2) being conveyed to the proposed above ground detention tanks with the remainder of the site (12,480m^2) bypassing the proposed tanks. This catchment arrangement provides enough mitigation to demonstrate no increase in the peak flow rates exiting the site when compared to the pre-development scenario. The adopted sub-catchment areas for the site, time of concentration and fraction imperviousness, for the pre and post-development have been tabulated in *Table 7.*

Note that roof gutters have been assumed to convey the major event (up to the 1% AEP) into the detention tanks.

The pre and post-development catchment area and LPOD are detailed on OSKA Consulting Group, Pre-Development Catchment Plan (Ref: OSK7068/P001/A) and on OSKA Consulting Group, Post-Development Catchment Plan (Ref: OSK7068/P002/A) included respectively as *Appendix C and D*.

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Table 7: Adopted Sub-Catchment Parameters

Pre-Development Sub-Catchments			
DRAINS Sub-Catchment ID	***Total Area (ha)***	***Time of Concentration (mins)***	***Fi (%)***
Pre	**1.3039**	8	52.92
Post-Development Sub-Catchments			
DRAINS Sub-Catchment ID	***Total Area (ha)***	***Time of Concentration (mins)***	***Fi***
Post (Total)	**1.3039**	**8**	**62.12**
Post (Roof - Block B)	0.0216	5	100
Post (Roof - Block C)	0.0343	5	100
Post (bypass)	1.2480	8	60.42

The TOC values calculated in the Rational Method calculations in Section 4 for the pre and post-development scenarios were adopted with the TOC for the roof areas (Block B and C) adopting a time of 5 minutes. The 39%, 18%, 10%, 5%, 2% and 1% AEP design storm events were analysed for all standard durations ranging from 5 minutes to 120 minutes. The critical durations for the combined peak site discharges were determined to be the 10 minute storm for both the pre-development and post-development scenarios.

The peak discharge rates for the site calculated by the DRAINS model are shown in *Table 8*.

Table 8: Anticipated Peak Site Discharge Rate – Extracted from DRAINS Model (m^3/s)

	Peak Flow Rate Discharge (m^3/s)					
Design AEP Events	**39%**	**18%**	**10%**	**5%**	**2%**	**1%**
Pre-development	0.297	0.399	0.474	0.561	0.693	0.787
Post-development (unmitigated)	0.304	0.408	0.484	0.574	0.706	0.797

The DRAINS assessment results shown in *Table 8* supports the Rational Method in Section 4 in confirming that an increase in peak flow rates discharging from the site is anticipated. Therefore, On-Site Detention is required to mitigate flows to pre-development conditions.

5.4 Detention Volume

The following detention storage parameters were adopted to achieve the target pre-development flow rates, via mitigation of the post-development flow rates.

Table 9: Adopted Detention Tank Parameters (each tank)

Minimum Detention Area:	3.00m^2
Detention Tank Internal Height:	2.00m
Low Flow Outlet (at invert of tank)	Ø50mm Orifice
High Flow Outlet (at 1.75m above tank invert)	Ø150mm Pipe
Consolidated Outlet Pipe	Ø150mm @ 1% grade (Level Spreader)
1% AEP (Q100) Water Level:	1.87m*
Required Detention Volume:	6.00m^3

*The 1% AEP level shown is the maximum water level from the two tanks.

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The 10-minute design storm was determined as the critical storm duration for determining the required volume within the detention tanks. A comparison of the pre-development and mitigated flow rates based on the above arrangement is shown in *Table 10.*

Table 10: Comparison of Pre-Development and Mitigated Flow Rates – Extracted from DRAINS

Annual Exceedance Probability	39%	18%	10%	5%	2%	1%
Pre-Development Peak Flow Rate (m^3/sec)	0.297	0.399	0.474	0.561	0.693	0.787
Mitigated Peak Flow Rate (m^3/sec)	0.297	0.398	0.471	0.557	0.686	0.784

The hydrograph for the critical duration of the Mitigated 1% AEP storm event compared against the pre and post-development is shown in *Figure 5.*

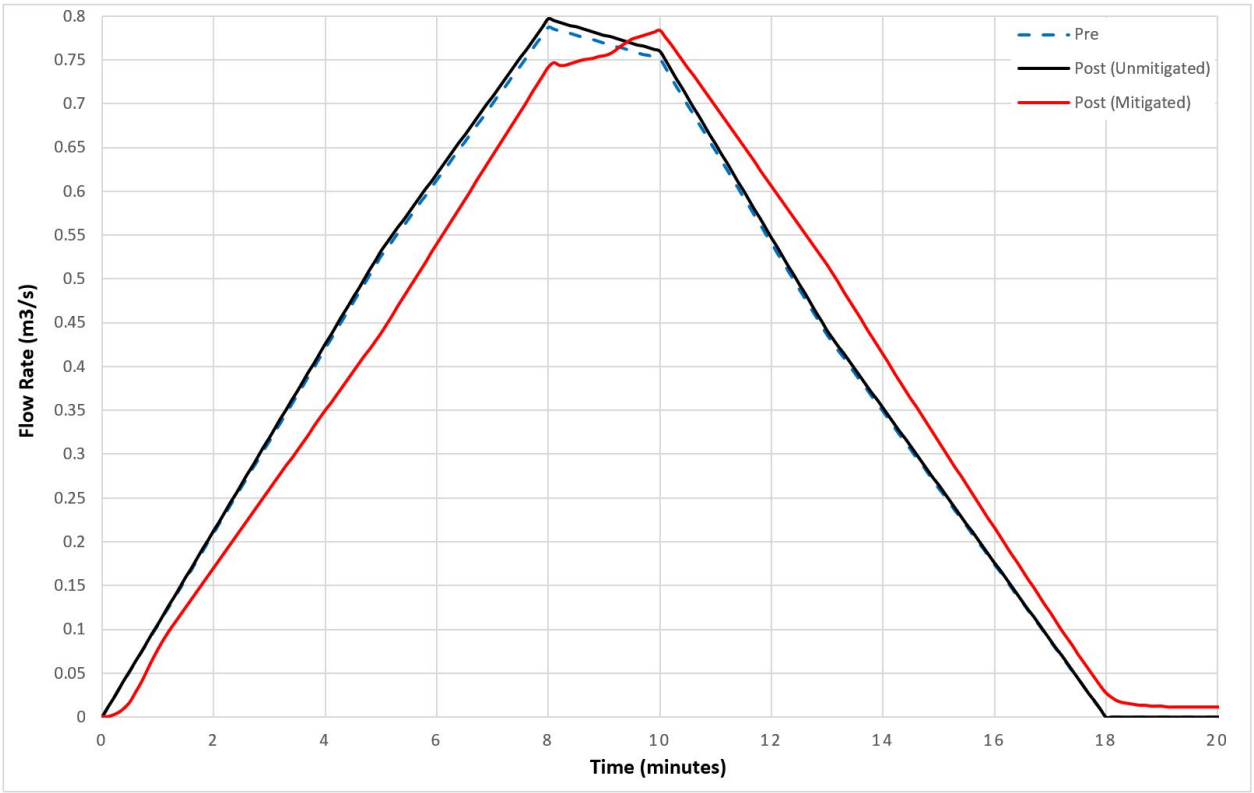


Figure 5: Pre, Post and Mitigated Flow Rates for the 1% AEP Design Storm Event

As demonstrated in the results displayed in *Table 10 and Figure 5*, the detention arrangement can be seen to effectively mitigate the post-development flows in the adopted critical design storm AEP events.

The hydraulic analysis using the DRAINS model has determined that a minimum total of 6.00m^3 of storage for each tank is required for runoff attenuation including freeboard allowance and is to be provided in the form of above ground detention tanks behind existing dwelling blocks B and C. The detention tanks are to be fitted with an outlet configuration (low and high flow outlets) as detailed in Table 9 to satisfy the mitigation requirements. Refer to the OSKA Consulting Group, Conceptual Stormwater Management Plan (Ref: OSK7068/P003/A) & Conceptual Stormwater Management Details (Ref: OSK7068/P004/A) in *Appendix E* for details of the locations of the tanks and the indicative arrangements. The final location onsite and construction levels will be determined at the detailed design stage.

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Version: 1, Version Date: 21/08/2025

6.0 STORMWATER QUALITY ASSESSMENT

6.1 Background

The development of the land has the potential to increase the pollutant loads within stormwater runoff and downstream watercourses. During the construction phase of the development, disturbances to the existing ground have the potential to significantly increase sediment loads entering downstream drainage systems and watercourses. The operational phase of the development will potentially increase the amount of sediments and nutrients washing from the site.

The following sections describe the construction and operational phase controls and water quality modelling of the proposed treatment train in compliance with Council guidelines.

6.2 Construction Phase

A high risk of stormwater pollution will occur from the site during the construction phase due to erosion and sediment transportation off-site to the receiving environment. The majority of this risk results from construction activities disturbing the site and exposing areas of soil to the direct erosive influence of the environment.

The following section outlines the procedures necessary to minimise erosion and control sediment during construction in accordance with the International Erosion Control Association (IECA) Best Practice ESC Document.

6.2.1 Key Pollutants

The key pollutants have been identified for the Construction Phase of this development.

Table 11: Key Pollutants, Construction Phase

Pollutant	Sources
Litter	Paper, construction packaging, food packaging, cement bags, material offcuts.
Sediment	Exposed soils and stockpiles during earthworks and building works.
Hydrocarbons	Fuel and oil spills, leaks from construction equipment and temporary car park areas.
Toxic Materials	Cement slurry, asphalt primer, solvents, cleaning agents, and wash waters (e.g., from tile works).
Acids or Alkaline substances	Acid sulphate soils, cement slurry and wash waters.

6.2.2 Sediment and Erosion Controls

Sediment and Erosion Control devices (S&EC) employed on the site shall be designed and constructed in accordance with the International Erosion Control Association (IECA) Best Practice ESC Document as shown on OSKA Consulting Group, Sediment and Erosion Control Plan (Ref: OSK7068/P005/A) & Sediment and Erosion Control Details (Ref: OSK7068/P006/A) included as Appendix F.

Pre-Construction

- Stabilised site access/exit onto Sigg Street to the north;
- Sediment fences to be located around the perimeter of the site;
- Sediment trap to be installed if required;
- Dust fencing to be installed if required; and
- Educate site personnel to the requirements of Erosion and Sediment Control Plan.

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Initial Construction

- Maintain construction access/exit, sediment fencing, dust fences and all other existing controls as required;
- Construct diversion drains to convey disturbed site run-off to the temporary sediment traps; and
- Confine construction activities to stages to minimise areas of disturbance at any given time.

Second Stage Construction

- Maintain construction access/exit, sediment fencing, dust fences, diversion drain and all other existing controls as required;
- Progressively revegetate finished areas where applicable;
- Divert runoff from undisturbed areas around disturbed areas; and
- Drainage structure protection around field inlets and gully pits.

During construction, all areas of exposed soils allowing dust generation are to be suitably treated. Treatments will include covering the soil and watering. Road accesses are to be regularly cleaned to prevent the transmission of soil on vehicle wheels and eliminate any build-up of typical road dirt and tyre dust from delivery vehicles.

Adequate waste disposal facilities are to be provided and maintained on the site to cater for all waste materials such as litter, hydrocarbons, toxic materials, acids or alkaline substances.

6.2.3 Water Quality Monitoring and Inspections

To ensure that the water quality objectives are being met during the construction phase of the development, water quality monitoring shall be conducted. Water quality monitoring shall use a calibrated probe or sampling and testing at a NATA registered laboratory.

Location: Monitoring Stations shown on OSKA Consulting Group, *Sediment and Erosion Control Plan* (Ref: OSK7068/P005/A).

Parameters: Site discharge criteria.

Frequency: Following at least 10mm of rainfall in a 24-hour period.

The contractor shall be responsible for the inspection and maintenance of all sediment and erosion control devices. Additional controls and review of existing controls shall be undertaken in response to the results of the above-mentioned monitoring program.

6.2.4 Reporting

An inspection report shall be written by a suitably qualified and experienced scientist/engineer following each water quality monitoring episode. The report shall include at least the following information:

- Name, address and real property description for the development site;
- Council file reference number (if known);
- Monitoring locations;
- Performance criteria;
- Results for each monitoring location, identifying any breaches of performance criteria;
- Recommended corrective actions to be taken and additional sediment and erosion controls, if required; and
- Inspection reports shall be provided to the contractor for their action and compilation in an on-site register.

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If the above-mentioned performance criteria are exceeded and results from the downstream monitoring stations show significant deterioration from upstream results (if applicable), the contractor shall implement all recommendation of the inspection report within one (1) working day of receipt of the report.

6.3 Operational Phase

The proposed development will not require any permanent stormwater quality devices as the total new developed area for the proposed development on the subject site is approximately 1,200m^2 which is less than the 2,500m² required to trigger permanent stormwater quality improvement devices. This is in accordance with the State Planning Policy Part E Environment and heritage where if the proposed development for the subject site does not propose to disturb an area greater than 2,500m², permanent stormwater quality devices are deemed not required for the operational phase of the development.

It is to be noted that the majority of the subject site is to be maintained as part of the proposed development with the development consisting of new carparks, footpaths and decks for the existing unit blocks. As the proposed development consists of minor changes to the existing site, it will be proposed to maintain the existing stormwater drainage arrangement for the site which does not appear to contain any stormwater quality devices.

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7.0 CONCLUSIONS

OSKA Civil Consultants has been commissioned by The Shelter Collective Group to prepare a Conceptual Stormwater Management Plan (CSWMP) to support a Development Application (DA) to the Gladstone Regional Council (GRC) for the proposed Extensions To Existing Residential Development situated at 45 French Street, South Gladstone. This CSWMP intends to provide an optimised stormwater management system that would be compatible and readily integrated into the proposed site use.

This CSWMP details the conceptual planning, layout and design of the stormwater management infrastructure for both the construction and operational phases of this development and satisfies the requirements of the Gladstone Regional Council Planning Scheme.

A hydrological analysis demonstrated that the anticipated post-development peak flow rates discharging from the site are higher than the pre-development flow rates. A hydraulic model was built using the DRAINS software program, to estimate the required detention volume and arrangement. The report and stormwater management plan define the preliminary size and layout of the proposed above ground detention tanks connected to the roof areas of the existing dwelling blocks B and C. A minimum total tank volume of 6.00m^3 was modelled for each tank demonstrating adequate mitigation of post-developed flows resulting in no additional or actionable nuisance to downstream properties or infrastructure. The captured flows from the tanks are to be discharged via a level spreader and all site flows are ultimately conveyed to the existing stormwater infrastructure to the north-east of the site within Sigg Street and French Street.

The subject site is impacted by external catchments to the south (8-16 Margaret Street) and west (40 Elizabeth Street) that convey flows onto the subject site. There is also a major external catchment to the west of 40 Elizabeth Street where it appears that the major flows would overtop the kerb and channel and flow onto 40 Elizabeth Street. Due to the limited data available, it is not clear on the exact flow path of these major flows and if they are conveyed into the subject site. There are existing inlet pits along the site's western and southern boundaries to capture and convey flows from the external catchments into the existing Council drainage network within Sigg Street. It is anticipated that the existing drainage infrastructure along the southern and western boundaries will assist in capturing and conveying the external catchments flows into the existing Council drainage network within Sigg Street. Due to the nature of works proposed for the development consisting of car parks, footpaths and porches, any flows/flow paths from external catchments are not altered by the proposed development.

The proposed development will not require any permanent stormwater quality devices as the total developable area for the proposed development on the subject site is less than the 2,500m² to trigger for permanent stormwater quality improvement devices. It is to be noted that the majority of the subject site is to be maintained as part of the proposed development with the development consisting of new carparks, footpaths and decks for the existing unit blocks. As the proposed development consists of minor changes to the existing site, it will be proposed to maintain the existing stormwater drainage arrangement for the site which does not appear to contain any stormwater quality devices.

A monitoring and maintenance plan for the proposed infrastructure has been included. A concept sediment and erosion control plan is provided for the construction phase of the development and shall be implemented by the contractor and developer.

This stormwater quality strategy has defined the preliminary requirements and layout of the proposed development to demonstrate compliance with the State Planning Policy 2017 and the Gladstone Regional Council Planning Scheme requirements.

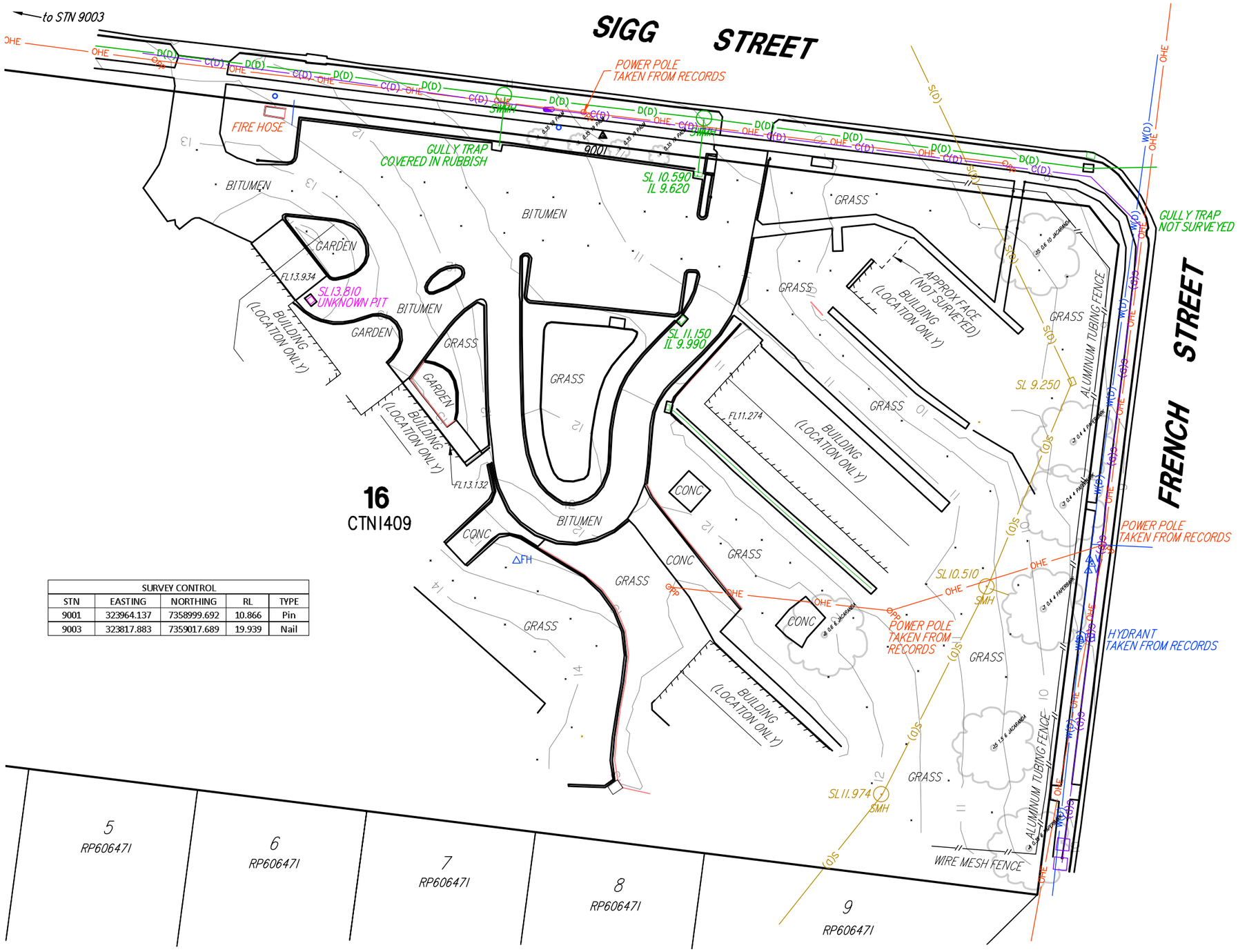
Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

A

JFP Urban Consultants Pty Ltd, Contour & Detail Survey (Ref: G3831-01 Issue A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025



SURVEY CONTROL				
STN	EASTING	NORTHING	RL	TYPE
9001	323964.137	7358999.692	10.866	Pin
9003	323817.883	7359017.689	19.939	Nail

NOTES

(1) This plan was prepared for the purpose and exclusive use of THE SHELTER COLLECTIVE GROUP LTD and their other professional advisers and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage arising to any person or corporation who may use or rely on this plan in contravention of these terms.

(2) The title boundaries shown on this plan were not marked at the time of survey and have been determined from plan dimensions and marks surveyed in the field. The dimensions and positioning of these property boundaries and any other boundaries shown on this plan are not absolute and are subject to an Identification Survey. Please contact this office for a quote or for further advice.

(3) The Location of Underground services are in accordance with Australian Standard AS5488, Classification of Subsurface Utility Information (SUI). Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of the relevant authorities where available. However, the information shown on these records pertinent to services location is indicative only and sometimes inadequate. The exact nature and location of these services should be confirmed prior to construction.

(4) Prior to any demolition, excavation or construction on the site, the classification and location of these services should be confirmed and the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

(5) Spot heights and contours are representative of the topographical terrain at time of survey, 03/06/2025.
3D TIN/DTM faces are located in the layer "tin-G3831-DTM-Overall" which is turned off.

(6) Spot heights are not shown on this plan. Refer to the AutoCAD drawing for all spot heights and codes in layers: X-RL-T, X-CODE-T & X-NOTE-T.

(7) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.

(8) This plan may not be reproduced unless these notes are included.

12d Project: S:\G3831\FAB Ideas\12D\Main\G3831_DTM_Overall.project

Contour Interval: 0.5m

LEGEND

- FENCE
- O/H ELECTRICITY, LIGHT POLE, POWER POLE
- U/G COMMUNICATIONS, PIT
- SEWER PIPE, MANHOLE
- STORM WATER PIPE, MANHOLE
- WATER MAIN, VALVE, HYDRANT, METER
- TREE — SPREAD 13m, TRUNK DIAMETER 350mm, HEIGHT 15m, TYPE GUM

UNDERGROUND UTILITY QUALITY LEVELS

- C(A) — QUALITY LEVEL A: Highest quality level, positive identification and absolute spatial position in three dimensions (eg Direct measurement and visible)
- C(B) — QUALITY LEVEL B: Relative subsurface feature location in three dimensions (eg Electronic trace)
- C(C) — QUALITY LEVEL C: Approximate location and attributes using a combination of existing records and a survey of visible evidence
- C(D) — QUALITY LEVEL D: Lowest quality level. Compiled from any, or a combination of existing records, site inspections, anecdotal evidence

JFP URBAN CONSULTANTS
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JFP URBAN CONSULTANTS PTY LTD ACN 050 414 045
PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH: N

SCALE: SCALE: @ A3 1:500
0 5 10 15 20 25 30 35
SCALE 1:500 at (A3) size
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

SURVEYED	STW	CHECKED	CPD	DATUM	Horizontal:- MGA94 Zone 56 (Plane) Vertical:- AHD
DRAWN	CPD	APPROVED	APM	ORIGIN (BM)	SMARTNET VIDE STN 4GLE

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL ISSUE	17-06-2025	CPD

TITLE:

CONTOUR & DETAIL SURVEY
THE SHELTER COLLECTIVE GROUP LTD
HIBISCUS GARDENS
10 SIGG STREET & 45 FRENCH STREET, SOUTH GLADSTONE

DETAILS:
JOB NUMBER: G3831 PLAN: 01 ISSUE: A
SHEET: 1 OF 1
FILE: G3831-01A Detail.dwg
DATE: 17 JUNE 2025

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17/06/2025 S:\G3831\FAB IDEAS\AUTOCAD\G3831-01A DETAIL

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

B

Fab Ideas Architecture, Proposed Master Plan (Ref: FA25033 - AA04)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

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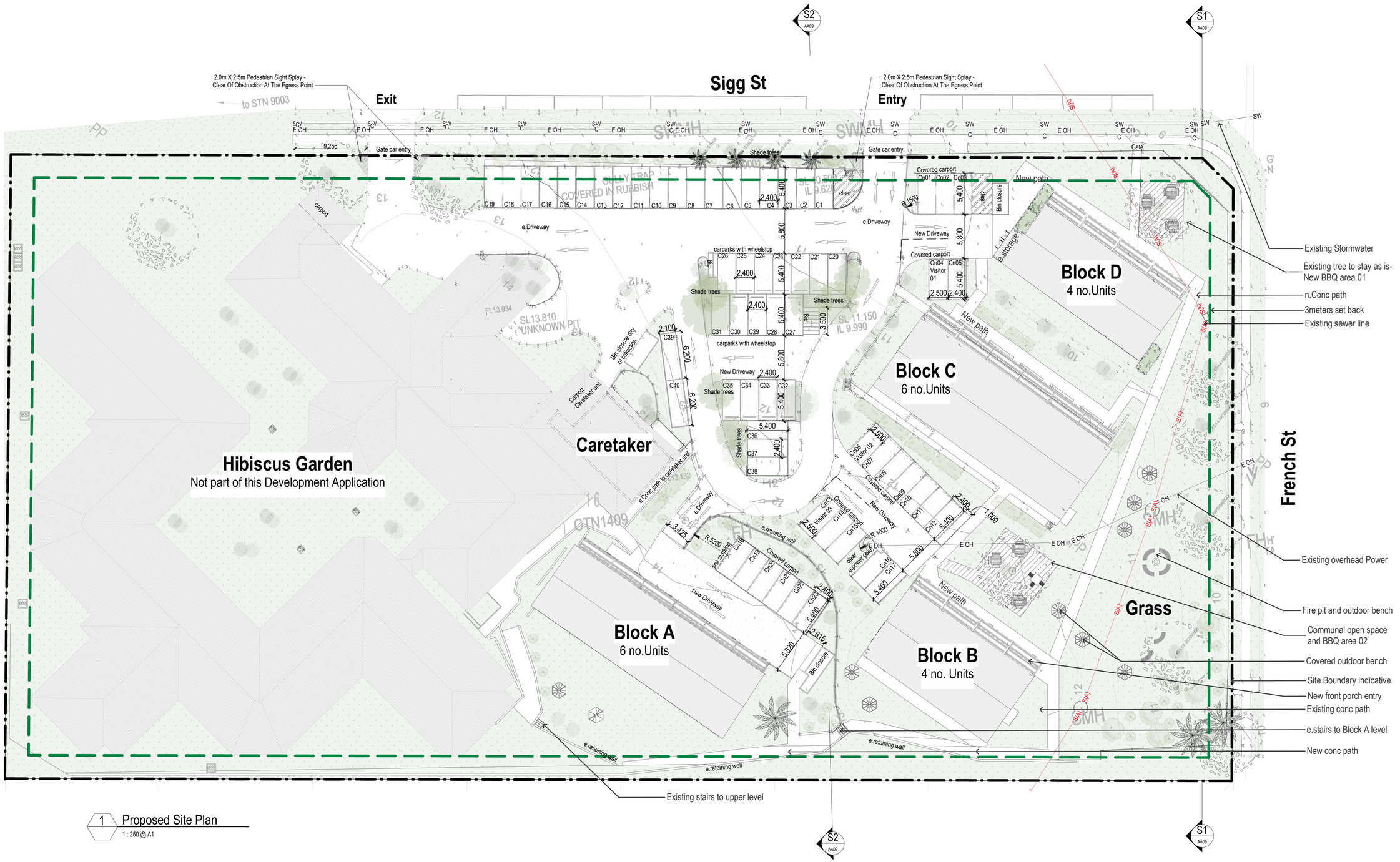
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REV.	DESCRIPTION	DATE
SD1	Preliminary/ Concept for Review	2025.07.07
SD2	Preliminary/ Concept for Review	2025.07.15
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:



1 Proposed Site Plan
1 : 250 @ A1

Legend

bic	Bicycle and Bic park
C	Carpark
e	existing
n	new
mgr	Manager carpark

Services Legend

E OH	Existing Electrical Line Over Head
C	Existing Communications
S(A)	Existing Sewer Line
SW	Existing Storm Water Line
W	Existing Water Line

Initial Design
Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

FAB IDEAS
Architecture & Interior design Studio
BOAQ 5650
ABN: 94 609 829 898
www.fabideas.com.au
design@fabideas.com.au |0402 964 711

Drawing Name
Proposed Master Plan

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As indicated	
		Date 2025.08.07	
Page NO: AA04		Rev. DD4	

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

C

OSKA Consulting Group, Pre-Development Catchment Plan (Ref: OSK7068/P001/A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

LEGEND

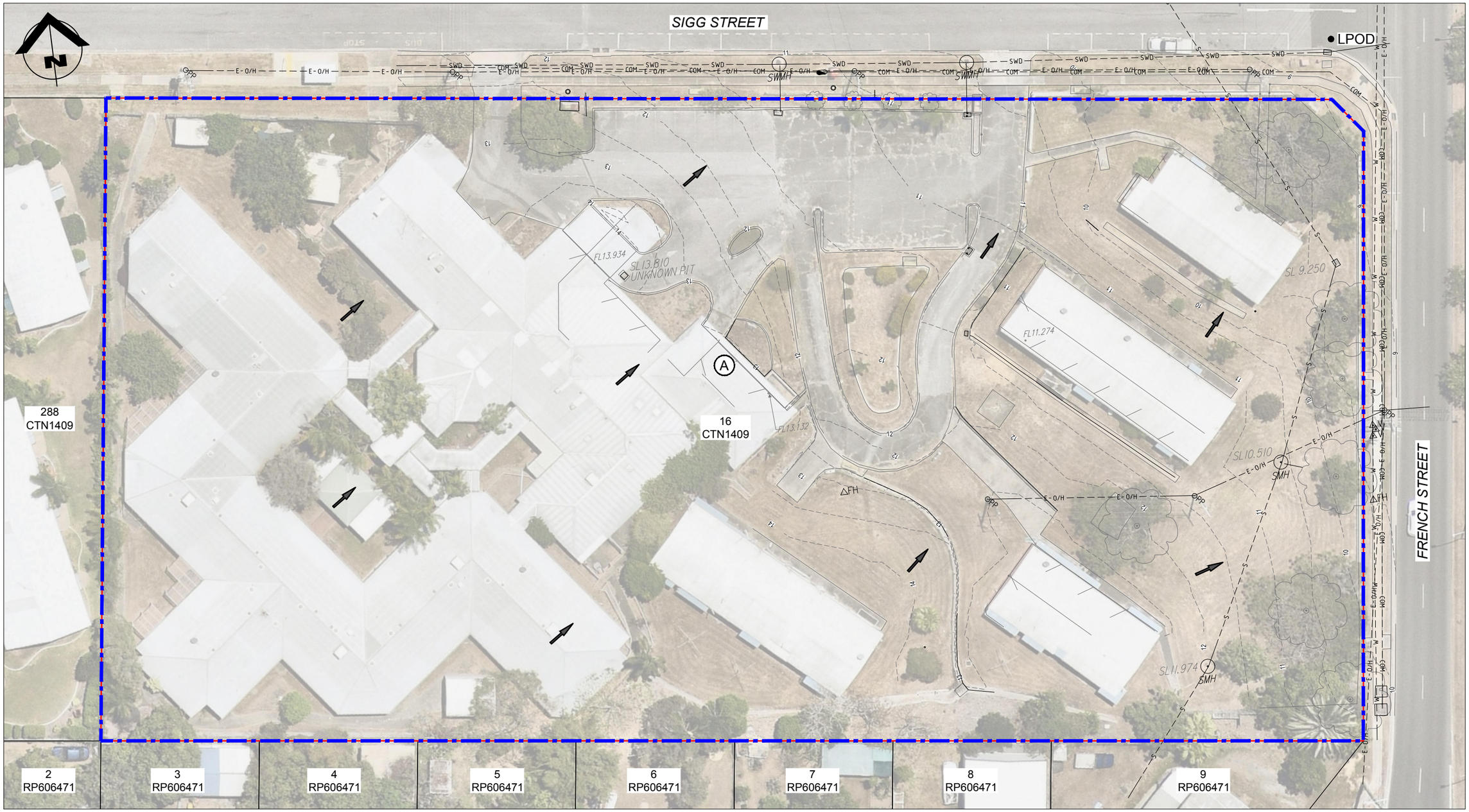
- STORMWATER CATCHMENT BOUNDARY
- (A) STORMWATER CATCHMENT I.D.
- 80.0 EXISTING SURFACE CONTOURS
- ● LPOD LAWFUL POINT OF DISCHARGE
- FLOW DIRECTION
- SITE BOUNDARY

EXISTING SERVICES LEGEND

- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- SWD EXISTING STORMWATER PIPE
- COM EXISTING COMMUNICATIONS CABLE
- E-O/H EXISTING OVERHEAD ELECTRICAL CABLE

STORMWATER CATCHMENT TABLE	
STORMWATER CATCHMENT I.D.	AREA (ha)
A	1.3039
TOTAL	1.3039

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



REV	DESCRIPTION	DRAWN	DATE
A	ISSUED FOR REPORT	BG	08-08-25

DRAWN BG | DESIGN BG | APPROVED SN

SIGNED

DATE 08-08-25

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SCALE

1:250 AT A1 1:500 AT A3 0 5 10m

CLIENT

THE SHELTER COLLECTIVE GROUP

PROJECT

PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE

FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE

PRE-DEVELOPMENT CATCHMENT PLAN

DRAWING NUMBER

OSK7068-P001

REVISION

A

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

D

OSKA Consulting Group, Post-Development Catchment Plan (Ref: OSK7068/P002/A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

LEGEND

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- (A) STORMWATER CATCHMENT I.D.
- 80.0 EXISTING SURFACE CONTOURS
- ● LPOD LAWFUL POINT OF DISCHARGE
- FLOW DIRECTION
- SITE BOUNDARY

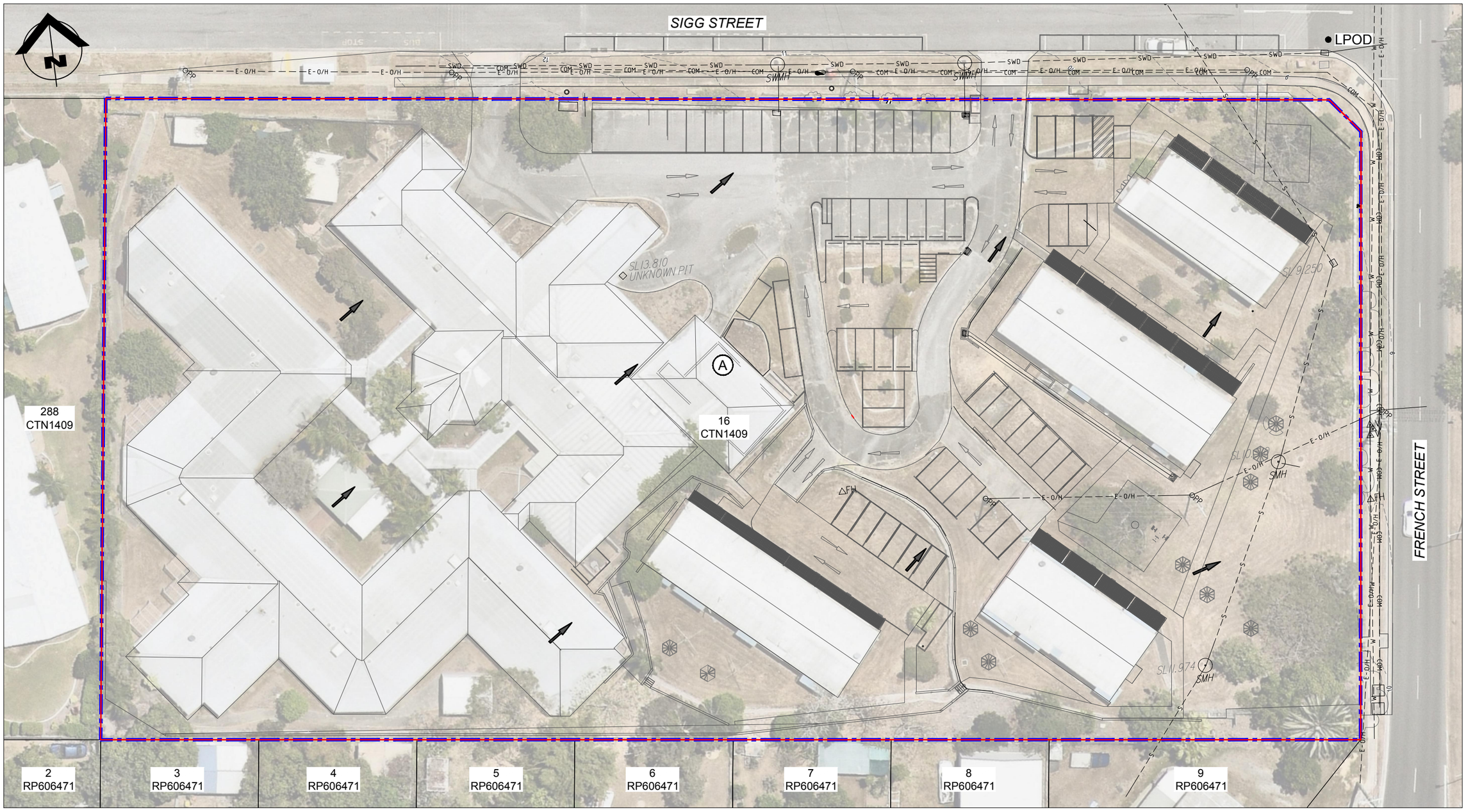
EXISTING SERVICES LEGEND

- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- SWD EXISTING STORMWATER PIPE
- COM EXISTING COMMUNICATIONS CABLE
- E-O/H EXISTING OVERHEAD ELECTRICAL CABLE

STORMWATER CATCHMENT TABLE

STORMWATER CATCHMENT I.D.	AREA (ha)
A	1.3039
TOTAL	1.3039

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



A	ISSUED FOR REPORT	BG	08-08-25	
REV	DESCRIPTION	DRAWN	DATE	

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08-08-25
DATE

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PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE
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TITLE
POST-DEVELOPMENT CATCHMENT PLAN

DRAWING NUMBER
OSK7068-P002

REVISION
A

Document Set ID: 6454005
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APPENDIX

E

OSKA Consulting Group, Conceptual Stormwater Management Plan (Ref: OSK7068/P003/A) & Conceptual Stormwater Management Details (Ref: OSK7068/P004/A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

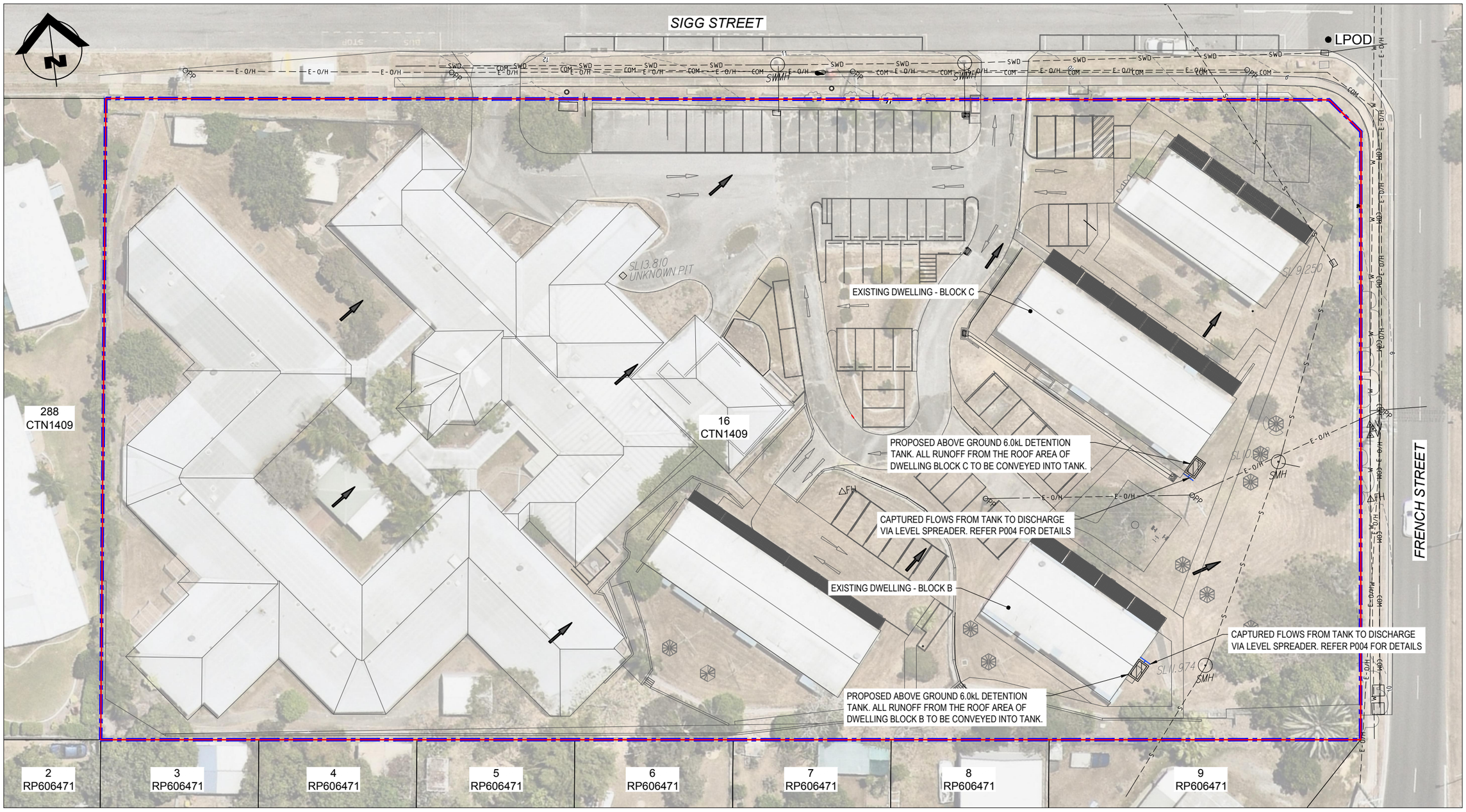
LEGEND

- STORMWATER CATCHMENT BOUNDARY
- 80.0 EXISTING SURFACE CONTOURS
- ● LPOD — LAWFUL POINT OF DISCHARGE
- FLOW DIRECTION
- SITE BOUNDARY
- PROPOSED DETENTION TANK
- SWD PROPOSED STORMWATER PIPE
- PROPOSED SPOON DRAIN
- PROPOSED ACCESS LID/FIELD INLET

EXISTING SERVICES LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER PIPE
- EXISTING COMMUNICATIONS CABLE
- EXISTING OVERHEAD ELECTRICAL CABLE

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



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DRAWN BG | DESIGN BG | APPROVED SN

SIGNED
08-08-25
DATE

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DRAWING IS NOT TO BE SCALED

SCALE
1:250 AT A1 | 1:500 AT A3
0 5 10m

CLIENT
THE SHELTER COLLECTIVE GROUP

PROJECT
PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

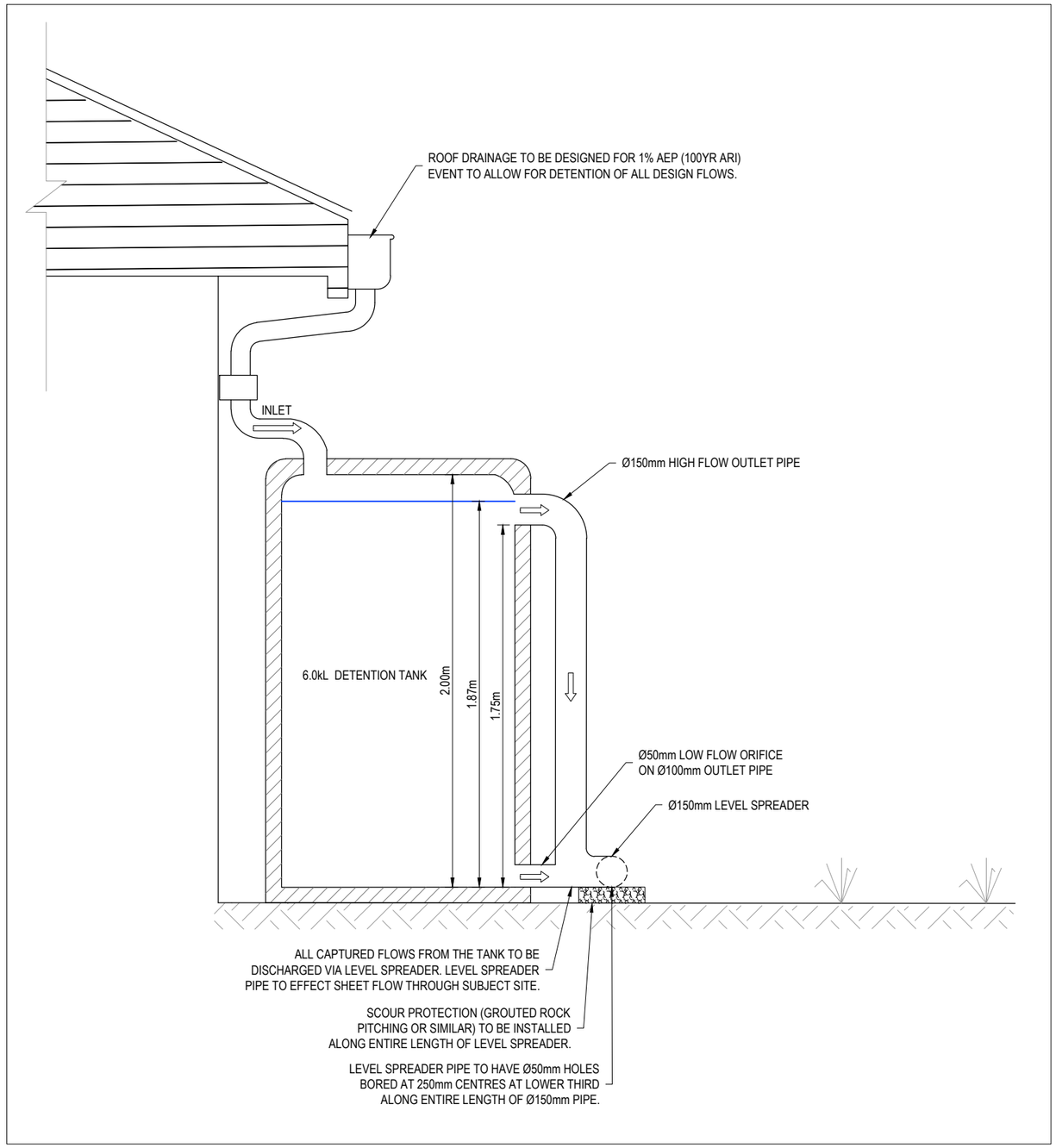
TITLE
CONCEPTUAL STORMWATER MANAGEMENT PLAN

DRAWING NUMBER
OSK7068-P003

REVISION
A

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



				DRAWN	DESIGN	APPROVED	
				BG	BG	SN	
A	ISSUED FOR REPORT	BG	08-08-25	SIGNED			
REV	DESCRIPTION	DRAWN	DATE	08-08-25			
				DATE			

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SCALE: NOT TO SCALE

CLIENT: THE SHELTER COLLECTIVE GROUP

PROJECT: PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE: FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE: CONCEPTUAL STORMWATER MANAGEMENT DETAILS

DRAWING NUMBER: OSK7068-P004

REVISION: A

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

APPENDIX

F

OSKA Consulting Group, Sediment and Erosion Control Plan (Ref: OSK7068/P005/A) & Sediment and Erosion Control Details (Ref: OSK7068/P006/A)

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

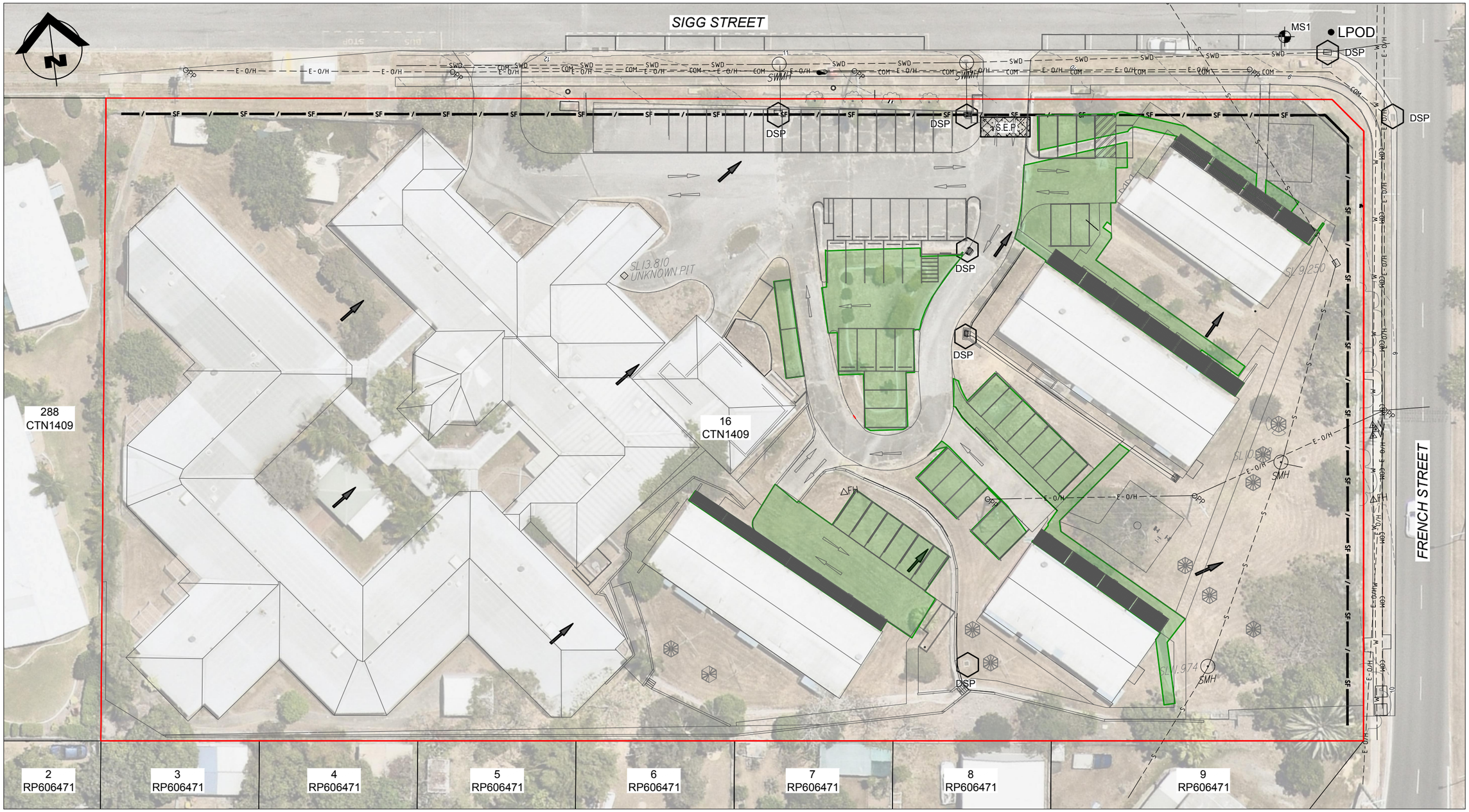
SEDIMENT & EROSION CONTROL LEGEND

- SEDIMENT FENCE
- EXISTING SURFACE CONTOURS
- LOCATION OF STABILISED ENTRY/EXIT POINT
- DRAINAGE STRUCTURE PROTECTION
- WATER QUALITY MONITORING STATION
- SITE BOUNDARY
- FLOW DIRECTION
- LAWFUL POINT OF DISCHARGE
- PROPOSED STORMWATER TANK
- PROPOSED STORMWATER PIPE
- PROPOSED SPOON DRAIN
- PROPOSED ACCESS LID/FIELD INLET
- PROPOSED DEVELOPMENT/AREAS TO BE DISTURBED

EXISTING SERVICES LEGEND

- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER PIPE
- EXISTING COMMUNICATIONS CABLE
- EXISTING OVERHEAD ELECTRICAL CABLE

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



A	ISSUED FOR REPORT	BG	08-08-25	DRAWN BG	DESIGN BG	APPROVED SN	
REV	DESCRIPTION	DRAWN	DATE	SIGNED	08-08-25		
				DATE			

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SCALE
1:250 AT A1 0 5 10m
1:500 AT A3

CLIENT
THE SHELTER COLLECTIVE GROUP

PROJECT
PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE
SEDIMENT AND EROSION CONTROL PLAN

DRAWING NUMBER
OSK7068-P005

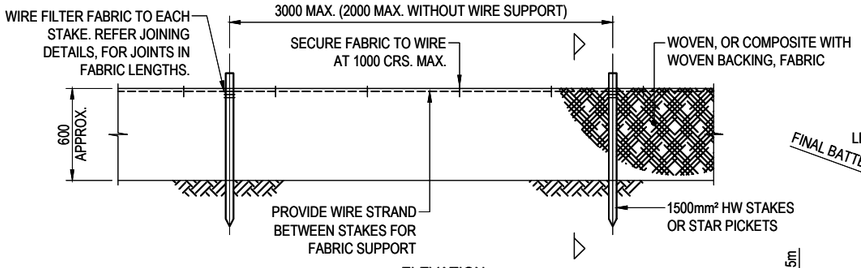
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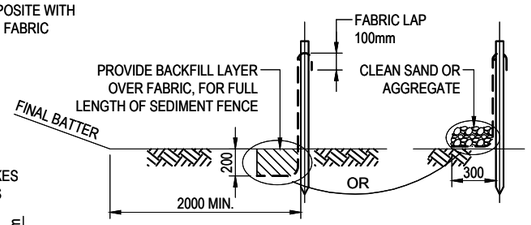
CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

CONCEPT ONLY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE SEDIMENT & EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION TO THE SATISFACTION OF BOTH THE SUPERINTENDENT AND COUNCIL.

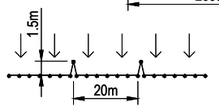


ELEVATION



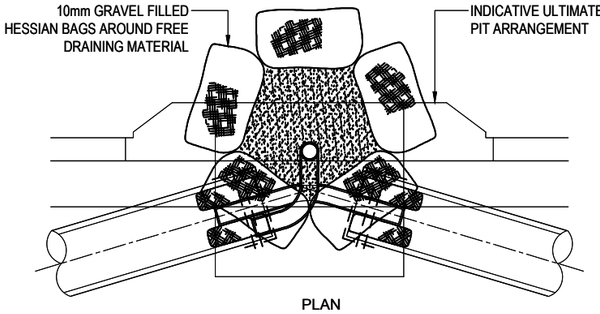
SECTION

NOTE: INSTALL 1.5m (MIN.) DEEP 'RETURNS' AT 20m SPACING (MAX.) ON UPSLOPE SIDE OF FENCELINE (5-10m MAX SPACING IF FENCE ALIGNED AT ANGLE TO CONTOUR). EG:

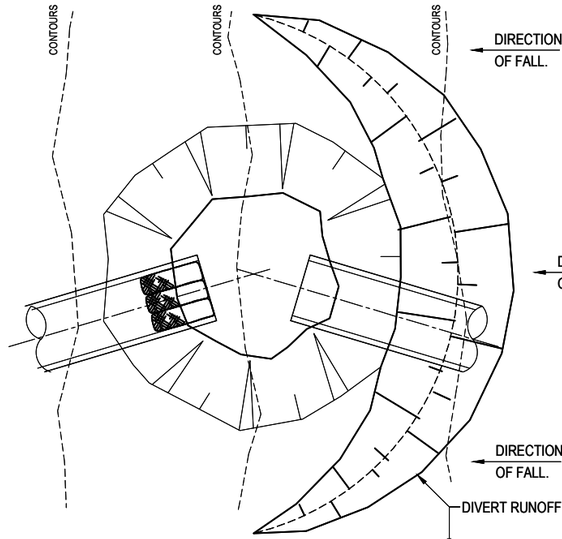


SEDIMENT FENCE DETAILS

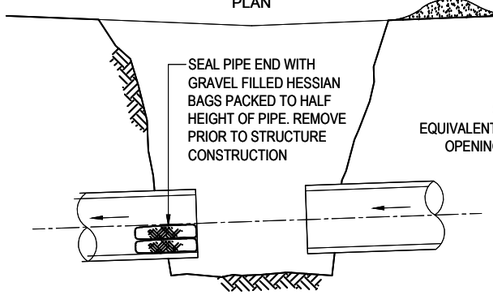
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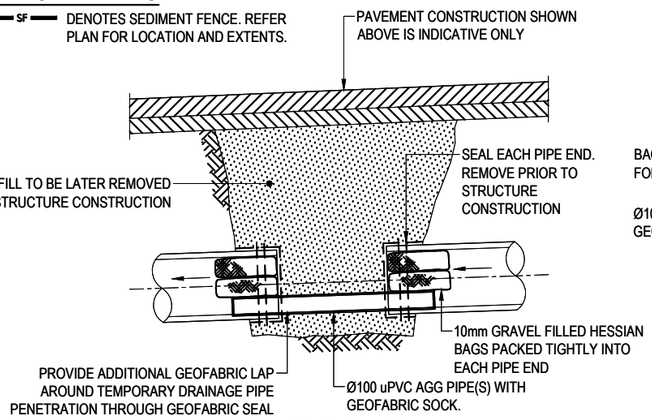
PLAN



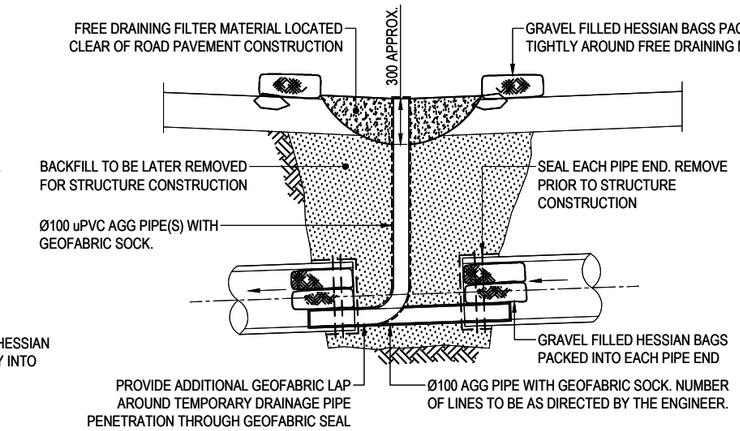
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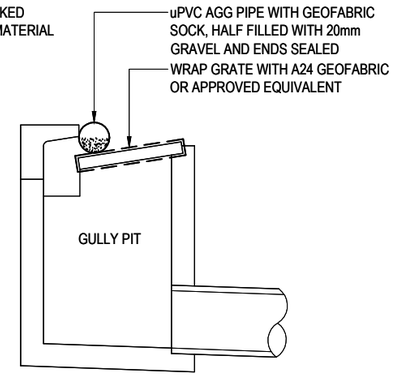
STAGE 1
EXCAVATION AND PIPE INSTALLATION



ON GRADE GULLY PIT



SAG GULLY PIT



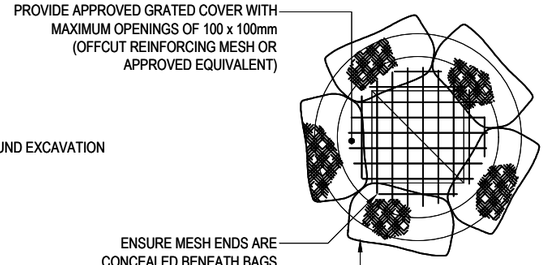
STAGE 2
STRUCTURE COMPLETE

STAGE 1
EXCAVATION, PIPE INSTALLATION AND INTERIM BACKFILLING

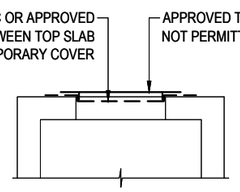
ROADWAY GULLY PIT

N.T.S.

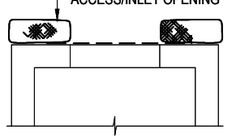
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PLAN

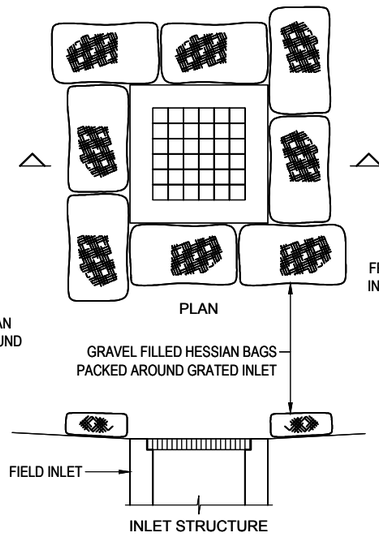


ACCESS CHAMBER



INLET STRUCTURE

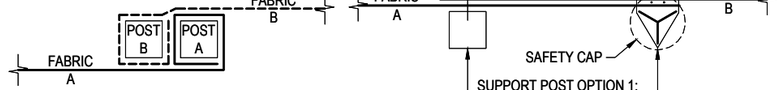
STAGE 2



PLAN

INLET STRUCTURE

STAGE 3

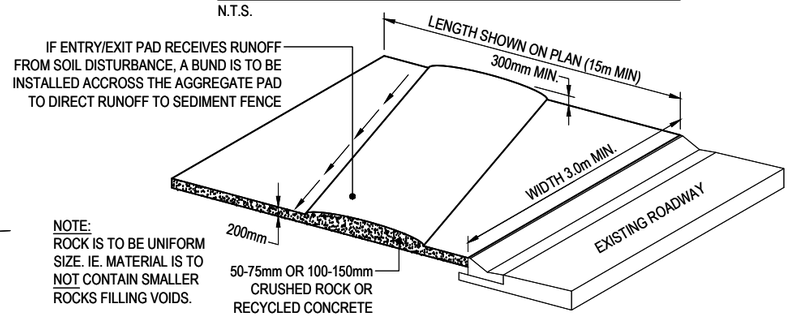


FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. STAKE B TO BE DRIVEN TIGHTLY AGAINST STAKE A. THE TOPS OF BOTH STAKES TO BE SECURED WITH WIRE.

METHOD 1 METHOD 2

SEDIMENT FENCE FABRIC JOINING DETAILS

N.T.S.



NOTE:
ROCK IS TO BE UNIFORM SIZE. IE. MATERIAL IS TO NOT CONTAIN SMALLER ROCKS FILLING VOIDS.

STABILISED ENTRY/EXIT POINT

N.T.S. OR APPROVED EQUIVALENT

SEP DENOTES STABILISED ENTRY/EXIT POINT, REFER PLAN FOR LOCATIONS.

					DRAWN	DESIGN	APPROVED
					BG	BG	SN
A	ISSUED FOR REPORT	BG	08-08-25				
REV	DESCRIPTION	DRAWN	DATE		SIGNED		
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CLIENT: THE SHELTER COLLECTIVE GROUP

PROJECT: PROPOSED EXTENSIONS TO EXISTING RESIDENTIAL DEVELOPMENT
45 FRENCH STREET, SOUTH GLADSTONE

STAGE / PHASE: FOR INFORMATION ONLY NOT FOR CONSTRUCTION

TITLE: SEDIMENT AND EROSION CONTROL DETAILS

DRAWING NUMBER: OSK7068-P006

REVISION: A

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

Zone Planning Group

Waste Management Report

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

DEVELOPMENT PERMIT
Material Change of Use for Multiple Dwellings

Prepared for The Shelter Collective Group

August 2025
Q25227

45 French Street,
South Gladstone

Document Set ID: 6454005
Version: 1, Version Date: 21/08/2025

This report was prepared by

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Zone Ref	Issue	Date	Prepared by	Checked by
Q25227	Draft	24/07/25	TW	SF
	Final Version	13/08/2025	SF	SE/EM

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS
Referred to in the
DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

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Table 2: Waste Generation Calculations
Table 3: Refuse Bin Requirements
Table 4: Refuse Bin Collection Frequency
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Appendices

Appendix 1	Proposed Development Plans

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Glossary of Terms

Bin carting route – the proposed route to move bins between the storage point and the servicing point.

Bulk bins – bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Clinical or related waste –waste that has the potential to cause disease, including, for example, the following –

- animal waste;
- discarded sharps;
- human tissue waste; or
- laboratory waste.

Commercial accommodation – for the purposes of this policy means commercial development that includes a domestic or residential component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

Commercial premises – for the purpose of this policy means any of the following types of premises:

- a Hotel, Short term accommodation, Tourist park, Food and drink outlet;
- an assembly building, institutional building, Child care centre, Educational establishment;
- premises where a sport or game is ordinarily played in public;
- an exhibition ground, show ground or racecourse;
- an Office, Shop or other premises where business or work other than a manufacturing process is carried out.

Commercial waste – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point – a common area where more than two dwellings/tenancies stand their wheelie bins for servicing.

Common storage point – a common area where more than two dwellings/tenancies store their wheelie bins.

Constructed hardstand area – a hardstand area, for example a concrete pad, which has been constructed for bin storage.

Digesters and dehydrators – machines specifically designed to reduce food waste volumes to allow for efficient disposal. Digesters typically process the material into sludge while dehydrators remove liquid from food waste generating a fertiliser as the end product. Disposal of end product can be used on either internal gardens or on external gardens/farms.

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Glass crushers – machines that can reduce the volume of glass waste by up to 75%, saving valuable space.

Hazardous waste – solid waste that is or contains toxic material, for example light bulbs, fluorescence lights, batteries.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

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Mixed-use development – for the purpose of this policy, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).

Non-serviced area – an area within the boundaries of Gladstone Regional Council which is not serviced by Council's waste collection contractor.

Organic waste – is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute – a duct in which recycling descends from one point to another.

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the Gladstone Regional Council the following wastes are deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Ro-Ro bin – roll-on roll-off bin.

Roll-on roll-off bin – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck.

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1.0 Introduction

1.1 Site & Application Details

Table 1: Site & Application Details

Address	45 French Street, South Gladstone QLD 4680
Real Property Description	Lot 16 CTN1409
Site Area	1.3 Ha
Applicant	The Shelter Collective
Applicant Contact Details	Shaunte Farrington / Stephen Enders - Zone Planning QLD 07 4972 3831 | sfarrington@zoneplanning.com.au
Local Government	Gladstone Regional Council
CQ Regional Plan Designation	Priority Living Area
Planning Scheme Zone	Low-Medium Density Residential Zone

1.2 Site Location



Figure 1: Aerial Photograph of Site (Source: GRC Online Mapping)

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1.3 Proposed Development

The proposed development seeks to deliver a total of 20 studio accommodation units within the Cooinda portion of the previously operational Hibiscus Care Facility. While the nature of accommodation is transitioning from care to more permanent residential use, the overall scale and intensity of activities on the site will remain broadly consistent with previous operations. The existing building footprints within the Cooinda section are proposed to be repurposed to support a Multiple Dwelling use, with internal modifications to suit the new residential function, along with covered parking.

1.4 Scope of Report

This report presents a Waste Management Plan for the operation of a Multiple Dwellings development which includes:

- details of the anticipated type and quantity of waste;
- details of the waste storage room requirements, waste chutes and waste storage bins; and
- details of the proposed waste collection arrangements.

This report is based on the plans referenced in **Appendix 1** and presents conceptual information on the abovementioned elements rather than detailed design and calculations and presents the 'end case' scenario once the proposed development has been constructed and are operational.

2.0 Waste & Recycling Generation

2.1 Type of Waste Streams

The proposed development is anticipated to generate residential general and recycling waste.

2.2 General & Recycling Waste Quantities

Calculations of the general and recycling waste predicted to be generated by the development have been prepared using the typical waste generation rates provided by Council in *Planning Scheme Policy SC6.11 - Waste Management*.

Table 2: Waste Generation Calculations

LAND USE	GENERAL WASTE RATE	TOTAL	RECYCLING RATE	TOTAL
Multiple Dwellings	120L/unit/week	2,400L	120L/unit/week	2,400L
TOTAL		**2,400L/week**		**2,400L/week**

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3.0 Waste & Recycling Storage

3.1 Waste & Recycling Bin Requirements

Tables 3 provides a breakdown of the general and recycling waste bins required by the development based on the calculations in Section 2.2 of this report.

Table 3: Refuse Bin Requirements

GENERAL WASTE STORAGE REQUIREMENT	RECYCLING WASTE STORAGE REQUIREMENT	TOTAL WASTE STORAGE REQUIREMENT
Accommodation		
2,400L/week 2 x 1,100L bulk bins Dimensions: 1.24m length x 1.07m width x 1.33m height	2,400L/week 2 x 1,100L bulk bins Dimensions: 1.24m length x 1.07m width x 1.33m height	*General Waste* 2 x 1,100L bulk bins *Recycling* 2 x 1,100L bulk bins

3.2 Waste Storage Area

The bulk bin waste storage areas will be located in two locations whereby two blocks will share a common area. These storage areas will then be collected by the caretaker and taken to a temporary collection point within the centre of the site. The storage area is clearly identified in **Figure 2** below.

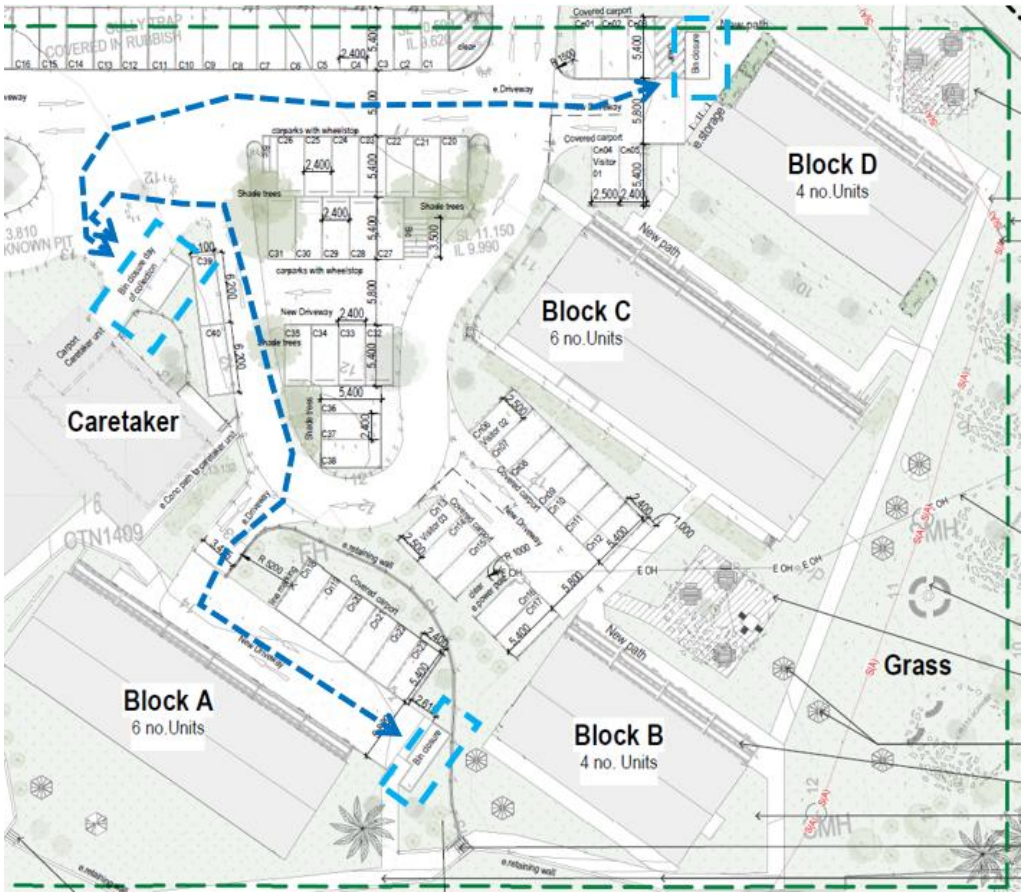


Figure 2: Bin Storage Points

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3.2.1 General Design Requirements

The waste storage / collection area will be subject to detailed design, subject to the following requirements. The waste storage / collection area must be:

- designed to allow for bins to be serviced in-situ with no steps or lips on bin carting route;
- not within 30m of an opening to a food premises or food handling area;
- located at least 5m from any dwelling door, window or fresh air intake;
- inclusive of clear and safe access to the disposal area for all users of the storage point;
- screened to ensure bins are not visible from passing vehicles and pedestrian traffic external to the site, or inhabitants of adjoining properties;
- ventilated in accordance with the Building Code of Australia (BCA);
- designed to allow for at least an additional 0.5m clearance surrounding each bin/container;
- comprised of a hardstand area with solid concrete base or equivalent;
- provided with a hose cock immediately outside of the storage room for cleaning of bins and the room;
- graded to fall to a drainage point within the storage area;
- signed, well-lit and easily accessible from within the development;
- fire rated in accordance with the BCA;
- designed to permit unobstructed access for the transfer of bins/containers to the storage and servicing point and for the positioning of bins/containers appropriately;
- designed to ensure doors are wide enough to allow for the easy removal of the largest bin/container to be stored; and
- designed to be insect and vermin proof.

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4.0 Collection Details

The following provides an overview of the refuse bin collection and servicing details relevant to this proposal.

Based on the calculations provided in Section 2.2 of this report, and the bin requirements determined in Section 3.1, both general waste and recycling will require servicing once per week. Once the development is operational, the collection frequency should be reviewed to ensure that efficient practice is in place.

4.1 Temporary Bin Storage Point

A temporary bin storage point is to be located near the onsite caretaker of the site to accommodate the refuse bins on collection day prior to and immediately post servicing (see **Figure 2**).

The temporary bin storage point must be designed to meet the following requirements:

- be constructed hardstand with a solid concrete base or acceptable equivalent;
- be positioned on a level pad within the site;
- allow for at least an additional 0.5m clearance surrounding each container;
- allow for bin carting via hard stand pathways or internal roads and ensure bins can be easily moved to the temporary storage area; and
- be positioned away from the entrances of residential premises.

4.2 Collection Frequency

Given the nature of the development, refuse bins are required to be serviced weekly as outlined below (see **Table 4**).

Table 4: Refuse Bin Collection Frequency

WASTE STREAM	REFUSE BIN REQUIREMENT	COLLECTION FREQUENCY
General Waste	2 x 1,100L bulk bin	Weekly
Recycling	2 x 1,100L bulk bin	Weekly

Bulk bins are proposed to be collected by a private waste contractor and collected weekly. This arrangement is considered appropriate given the nature of the development, which comprises 20 x 1-bedroom studio units, resulting in relatively low waste generation per dwelling.

4.3 Collection Vehicle Access

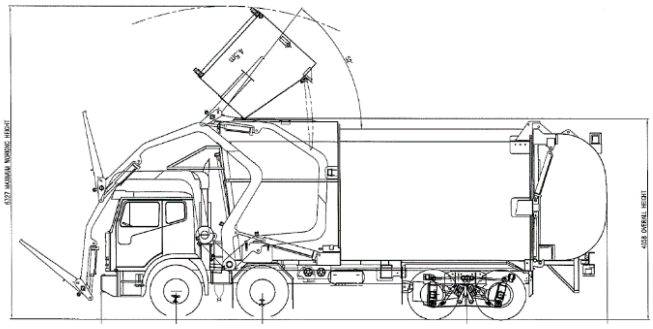
The development will be required to be serviced by a front-loading refuse collection vehicle (RCV). It has been deemed suitable to allow a refuse collection vehicle to enter the site to access the temporary storage location. This will involve a standing/collection time of 2 minutes per bin to be collected.

To minimise impacts to residents, collection will occur either within the early hours of the morning, or during the middle of the day to avoid peak traffic times. This arrangement is also reflective of the waste management arrangements associated with a number of approved Multiple Dwellings and permanent residential complexes in Gladstone.

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Table 5: Waste Collection Vehicle Dimensions

Front Loading Waste Collection Vehicle	
Travelling Height	4.3m
Width	2.5m
Length	10.2m
Servicing Height	6.4m
Total Tonnage	27.5t
Minimum Turning Circle (wall to wall)	13.2m
Minimum Turning Circle (kerb to kerb)	12.3m



The ingress, collection, and egress arrangements for the temporary waste storage location is illustrated in **Figure 3**.

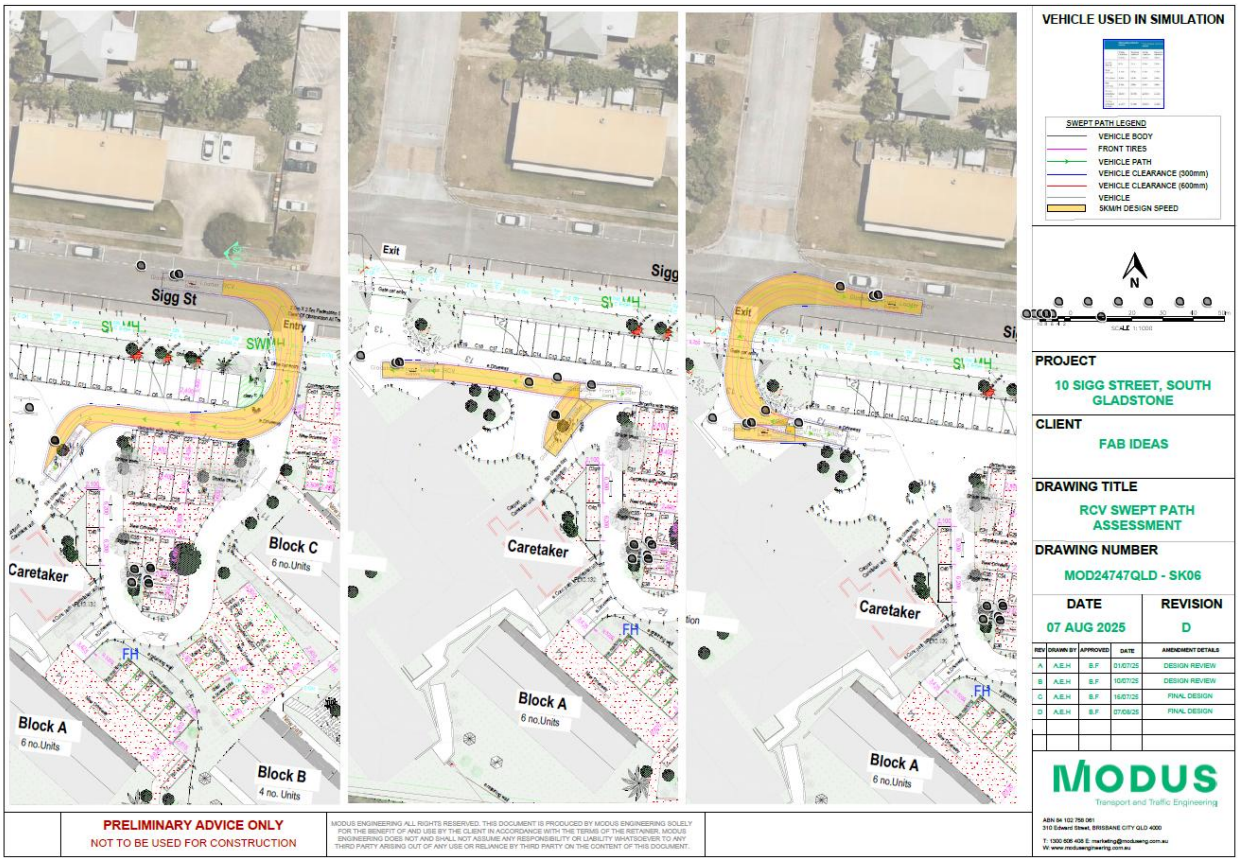


Figure 3: Collection Vehicle Access & Route (Source: MODUS Traffic Engineering)

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5.0 Conclusion

This report has been prepared to demonstrate the proposed waste management practices to be implemented during the operational phase of the proposed development. Additional detailed engineering designs regarding waste area size, drainage and service vehicle access are to be completed by others during the detailed design stage of the development.

The proposed development consists of 20 x studio units within the Coodina portion of the site. The development is anticipated to generate general and recycling waste streams consistent with the nature of the development.

The proposed waste management arrangements consist of the following:

- upon completion, the development is anticipated to generate 2,400L of general waste per week and 2,400L of recycling per week;
- the development will require two x 1,100L bulk bin for general waste and two 1,100L bulk bin for recycling;
- waste will be transported from each unit in Block A & B to a shared bin storage location; similarly Block C & D will transport their waste to a shared bin location; and
- on-site management will be responsible for transferring the bulk bins from the storage locations to the temporary service area within the site on collection days.

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MODUS
Transport and Traffic Engineering

GLADSTONE REGIONAL COUNCIL
PLANS AND DOCUMENTS Referred to in the DEVELOPMENT APPROVAL
Council Ref: DA/67/2025
Date: 21/11/2025
ASSESMENT MANAGER

Traffic Engineering Report

To	Fab Ideas	Date	11 November 2025
Prepared by	Afaf El Harda, Modus Traffic and Transport Engineer	Approved by	Tetteh Anang, Modus Senior Traffic Engineer (RPEQ 28656)
Location	45 French Street, South Gladstone (Lot 16)		
Subject	Proposed Residential Development - Traffic Engineering Report		
Status	Final	Attachments	**Appendix A**: Development Plans **Appendix B:** Swept Path Assessment

1 Introduction

1.1 Overview

Modus has been commissioned by Fab Ideas to provide traffic and transport advice in relation to the proposed Residential Development located at 45 French Street, South Gladstone (Lot 16).

This Traffic Engineering Report has been produced by Modus to assess the traffic and transport engineering items in support of the proposed development. A copy of the development plans is provided at **Appendix A**.

1.2 References

The following documents and guidelines have been referenced in the assessment herein:

- Gladstone Regional Council Planning Scheme
- Australian Standards AS2890.1 Parking Facilities Part 1: Off Street Car Parking
- Development Plans from Fab Ideas, Revision SD2
- NSW Guide to Transport Impact Assessment (2024)
- Development Plans by Fab Ideas

1.3 Limitations

Modus has completed this traffic report in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted traffic engineering practices and standards applicable at the time of undertaking the assessment. Modus disclaims responsibility for any changes to project planning or road conditions that may occur after completion of the assessment.

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2 Existing Conditions

2.1 Site Location

The development site is located at 45 French Street, South Gladstone (Lot 16) and is bounded by Sigg Street to the north, French Street to the east and Residential uses to the west and south.

The site is located within the Low-Medium Density Residential Zone as part of the Gladstone Regional Council (GRC) Local Government Area. The site location is shown on Figure 2-1.

Figure 2-1 Site Location



Source: Nearmap

2.2 Existing Site Use and Access

The development site is currently a Residential use and achieves vehicular access on the following basis:

- One (1) 6.0m wide two-way crossover onto Sigg Street,
- One (1) 6.0m wide exit only crossover onto Sigg Street.

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2.3 Existing Road Network

Table 2-1 outlines characteristics of the existing road network in proximity to the development site.

Table 2-1 Key Road Characteristics

Road	Hierarchy	Speed Limit	Typical Form
Sigg Street	Local Road	50 km/h	Two lanes, undivided
Elizabeth Street	Local Road	50 km/h	Two lanes, undivided
French Street	Major Road	60 km/h	Four lanes, divided
Margaret Street	Local Road	50 km/h	Two lanes, undivided

2.4 Active and Public Transport Facilities

A dedicated pedestrian pathway is currently provided along Sigg Street and French Street, forming a connection with the surrounding developments.

Additionally, there are no dedicated on-street cycle routes along the surrounding roads.

Furthermore, the development site is located within a 400m radius (comfortable 5-minute walk) of four (4) existing bus stops.

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3 Proposed Development

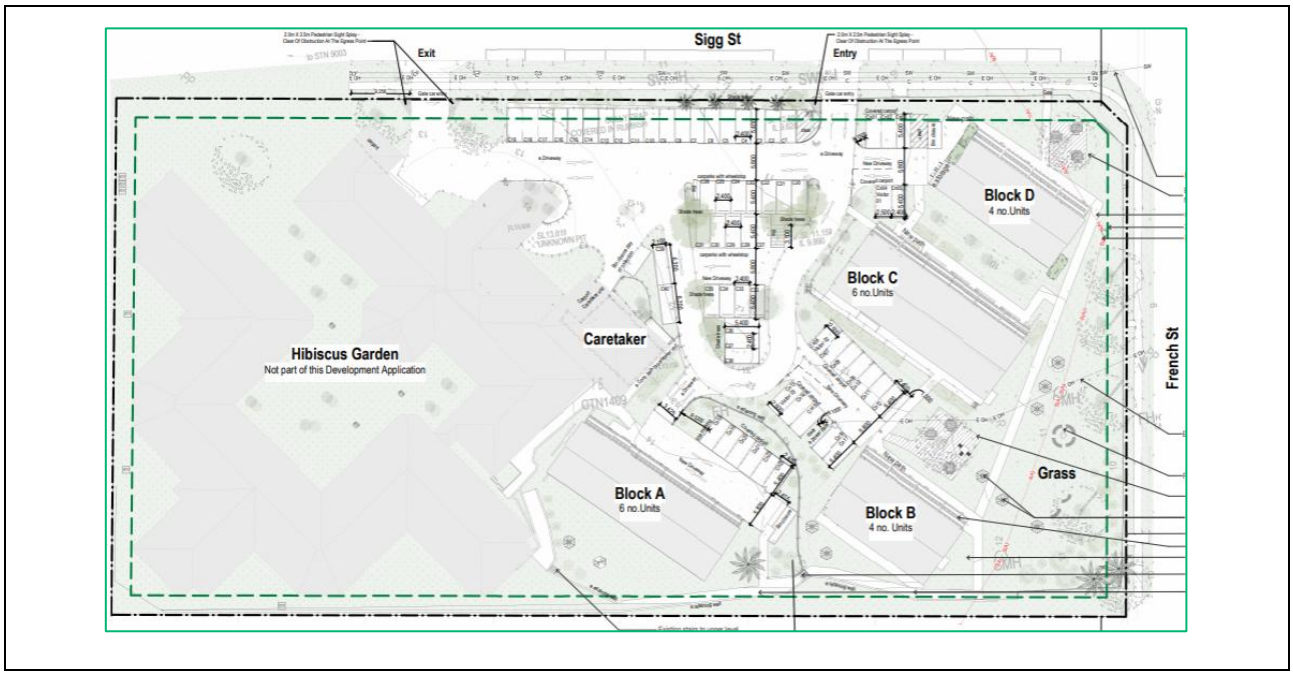
3.1 Overview

The proposed development comprises a Residential development, which consists of 20 x single bedroom units (Multiple Dwelling) and one (1) Caretaker's Unit. As part of the proposed development, a total of 24 car parking spaces will be provided on-site on the following basis:

- 20 Resident Spaces,
- 3 Visitor Spaces,
- 1 Caretakers Carport.

The site layout is illustrated on Figure 3-1. A copy of the development plans is provided at **Appendix A.**

Figure 3-1 Proposed Development Site Layout



3.2 Vehicle Access

The proposed development will achieve vehicular access via existing crossovers on the following basis:

- One (1) 6.0m wide two-way crossover onto Sigg Street,
- One (1) 6.0m wide exit only crossover onto Sigg Street.

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4 Traffic Engineering Design Review

4.1 Access Arrangements

4.1.1 Driveway Design

In accordance with Australian Standards AS2890.1, the minimum driveway requirement for the proposed development is outlined in Table 4-1.

Table 4-1 Driveway Design Compliance

Driveway	AS2890.1 Driveway Design Compliance	Conditions
Eastern (Two-way)	Site Conditions	Minor Road Frontage User Class 1, 1A <25 Spaces
	Access Facility Category	1
	Required Driveway Widths	3.0m – 5.5m
	Proposed Driveway Widths	**6.0m**
Western (Exit only)	Site Conditions	Minor Road Frontage User Class 1, 1A <25 Spaces
	Access Facility Category	1
	Required Driveway Widths	Minimum 3.0m
	Proposed Driveway Widths	**6.0m**

Therefore, the proposed driveways widths exceed the minimum requirements within the Australian Standards AS2890.1.

4.1.2 Driveway Location

In accordance with Australian Standards AS2890.1, development accesses with a Class 1 or 2 Access Facility Category are to achieve a 6.0m separation from any formal intersections. Provided that the proposed driveways are not located within a 6.0m distance to any formal intersections, the proposed driveways locations are considered acceptable.

4.1.3 Vehicle Sight Distance

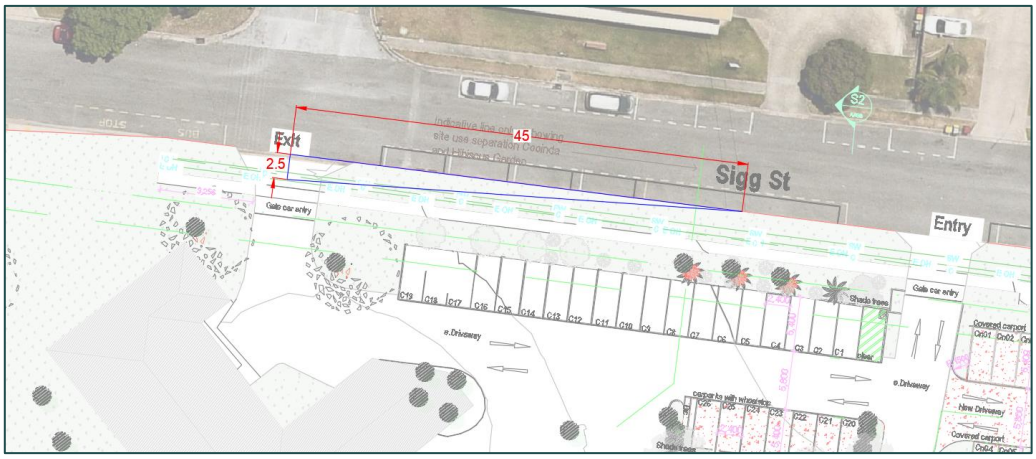
In accordance with Australian Standards AS2890.1, the minimum vehicle sight distance requirement for a road with a frontage speed of 50 km/hr is 45m.

The minimum vehicle sight distance in line with Australian Standards AS2890.1 is illustrated on Figure 4-1.

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Figure 4-1 Vehicle Sight Distance Review

Minimum Sight Distance Requirement



Streetview Perspective



Therefore, Modus recommends the four (4) on-street car parking spaces along the site frontage be removed to accommodate the minimum sight distance requirements.

Furthermore, there is an existing loading / bus zone along the site frontage to the east of the exit crossover (of which will only be occupied for short durations of time on an infrequent basis), which allows exiting vehicle to adequately observe and react to vehicles travelling westbound along Sigg Street. As such, Modus considers the retention of this existing loading / bus zone to be acceptable.

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4.1.4 Pedestrian Sight Splay Triangles

In accordance with Australian Standards AS2890.1, a pedestrian sight splay should be provided at the egress point of a driveway and measure 2.5m in length and 2.0m in width from the property boundary.

The proposed driveway accommodates a 2.5m by 2.0m wide pedestrian sight splay triangle at all egress points of the two (2) proposed driveways, and hence, sufficient pedestrian visibility is accommodated.

4.2 Parking Provision

To determine the required car parking provision within the development site, Modus has referred to the applicable car parking rates outlined in Table SC6.10.2.1 of the GRC Planning Scheme.

On this basis, the minimum car parking requirements for the proposed development are summarised in Table 4-2.

Table 4-2 Proposed Development Car Parking Compliance

Land Use	Yield	Car Parking Rate	Car Parking Required	Car Parking Provided
Multiple Dwelling	20 Units	1.5 space per unit	30 spaces	24 spaces (Including 3 Visitor spaces)
Caretakers Unit	1 Unit	1 space	1 space	

Therefore, the proposed car parking provision has a shortfall of seven (7) spaces in accordance with the minimum requirements within GRC Planning Scheme.

Modus is of the opinion that this shortfall is acceptable due to the following:

- The development targets individuals in need of affordable housing who are less likely to own or use private vehicles, and tend to rely more heavily on public transport, walking, cycling, or community-based services.
- An allocation of one (1) space per unit is made available.
- Bicycle parking is provided to support alternative transport options.
- The development site is located within a 400m radius (comfortable 5-minute walk) of four (4) bus stops, thereby reducing the reliance on private vehicles.
- The availability of existing on-street parking along Sigg Street, which can accommodate additional parking demand as required.

On this basis, the proposed car parking provision is considered acceptable.

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4.2.1 Bicycle Parking Provision

In accordance with Table SC6.10.2.1 of the GRC Planning Scheme, the minimum bicycle parking requirements for the proposed development are outlined in Table 4-3.

Table 4-3 Proposed Bicycle Parking Provision

Land Use	Bicycle Parking Rate	Yield	Bicycle Parking Required	Bicycle Parking Proposed	Compliant
Residential Use	1 space for 4 dwellings (minimum 4 spaces)	20 units	Minimum 4 spaces	4 spaces	✓

4.3 Parking Layout

4.3.2 Car Park Design

Modus has conducted a design review of the car park against the design guidelines within Australian Standards AS2890.1. The compliance is summarised in Table 4-4.

Table 4-4 Car Park Design Compliance

Design Criteria	AS2890.1 Requirement	Proposed Design	Compliant
Parking Bays			
Bay Length – Resident Spaces	5.4m	5.4m	✓
Bay Length – Parallel Spaces	6.2m	6.2m	✓
Bay Length – Visitor Spaces	5.4m	5.4m	✓
Bay Width – Resident Spaces	2.4m	2.4m	✓
Bay Width – Parallel Spaces	2.1m	2.1m	✓
Bay Width – Visitor Spaces	2.5m	2.5m	✓
Parking Aisles			
Parking Aisle Width	5.8m	5.8m	✓
Maximum Parking Aisle Length	100m	< 100m	✓
Parking Clearance to obstructions	0.3m	> 0.3m	✓
Blind Aisle Extension	1.0m	1.0m (min)	✓

Therefore, the car park design is compliant with the requirements within Australian Standards AS2890.1.

4.3.3 Queueing Provision

In accordance with Table 3.3 of Australian Standards AS2890.1, the proposed development is required to provide a minimum queuing provision of two (2) vehicles (equivalent to 12.0m in length) from the property boundary to the first parking space. The proposed development accommodates a 12.0m queuing area. Therefore, the queuing provision onsite meets the minimum requirements within Australian Standards AS2890.1.

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4.4 Servicing Requirements

4.4.1 Refuse Collection Arrangements

Refuse collection is proposed to be collected on-site by a front-loading Refuse Collection Vehicle (RCV) via Sigg Street. The proposed development features four (4) 1100L bins at two (2) collection points.

Modus has conducted a swept path assessment demonstrating that an RCV can safely enter and exit the site in forward gear while maintaining a 300mm clearance. The swept path assessment is provided in **Appendix B**.

On this basis, the refuse collection arrangements proposed for the development are considered acceptable.

4.4.2 General Service Vehicles

All furniture delivery and general servicing is proposed to occur on-site by a Medium Rigid Vehicle (MRV) via Sigg Street.

On this basis, the general servicing arrangements proposed for the development are considered acceptable.

4.5 Development Traffic Generation

The proposed development traffic generation has been determined in line with the NSW Guide to Transport Impact Assessment (2024) document. Medium Density Dwelling rates were adopted for the proposed development, as outlined within Table 4-5.

Table 4-5 Proposed Development Traffic Generation

Land Use	Yield	Peak Hour Traffic Generation Rate	Traffic Generation
Medium Density Dwelling	21 units*	0.6 vehicle trips/Dwelling	13 trips
		TOTAL	**13 trips**

*Inclusive of Caretakers Residence

Therefore, the proposed development will generate up to 12 vehicles per hour in the peak hour periods. As such, the proposed development traffic generation is not considered to compromise the safety or efficiency of the external road network.

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5 Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,

Tetteh Anang

MODUS TRANSPORT AND TRAFFIC ENGINEERING

Tetteh Anang
Senior Traffic Engineer (RPEQ 28656)

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APPENDIX A

Development Plans

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

45 French Street South Gladstone - Lot &Plan Number 16CTN1409

The Shelter Collective

ARC21- Development Application

Architectural

Project Number: FA25033

Architectural Drawings		
No	Name	Rev
AA00	Cover Sheet	DD4
AA01	General Notes and Scope	DD4
AA02	Existing Site Plan	DD4
AA03	Context Plan and Planning Summary	DD4
AA04	Proposed Master Plan	DD4
AA05	Floor Plan Block A, B , C and D	DD4
AA06	Existing Floor plans New Floor Plan Type C	DD4
AA07	New Floor Plans Type A and Type B	DD4
AA08	Roof Plan	DD4
AA09	Elevations E1 and E2- Sections S1 and S2	DD4
AA10	3Dviews - 1,2 and 3	DD4
AA11	3Dviews - 4, 5 and 6	DD4



Initial Design
Concept Only

Rev	Description	Date
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Preliminary Sketch Plans:
If the drawings are labelled and issued 'CONCEPT', 'PRELIMINARY', they are not suitable for Building Application, tender or construction purposes!
The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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Issued for
Development Application

date **2025.08.07**

Designed
Elmira Esfahani

Job No:
FA25033

Use Scale & Ruler as A Guide Only
- All dimensions, details, site levels and finished floor levels to be confirmed by contractor before commencement of any construction and responsible people notified of any discrepancies

N

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Document Set ID: 6540905
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Project Description:
Internal renovation works to existing 1982-built residential units. No changes to structural elements, kitchen layouts, or plumbing fixture locations. Works are limited to wet area upgrades and internal finishes to ensure compliance with current NCC 2022 and QDC standards.

Demolition and Preparation
1. Remove existing bathroom floor and wall tiles only.
2. Allow for the safe removal and disposal of asbestos-containing materials in accordance with WHS and EPA requirements (licensed contractor only).
3. Disconnect bathroom fixtures (by licensed trades) for reinstallation after tiling.

Bathroom Wet Area Upgrades
1. Re-tile bathroom floors and walls to match existing layout.
2. Apply new waterproofing membrane in compliance with AS 3740:2021 to:
Entire bathroom floor
3. Shower walls to a minimum of 1800 mm above floor level
4. All wall/floor junctions and penetrations
5. No changes to fixture locations (WC, basin, shower) or wall framing. Unless Nasser

Smoke Alarm Upgrade
1. Install new smoke alarms compliant with QDC MP 6.1 and NCC 3.7.2.5:

Photoelectric
1. Interconnected across the unit
2.Hard-wired with battery backup
3. Located outside bedroom/living areas as required

Floor Finishes
1.Supply and install hybrid vinyl plank flooring throughout all non-wet areas (living, kitchen, bedrooms).
2.Wet area floors to be tiled with non-slip rated tiles to AS 4586.

Fixtures and Finishes
1. Replace all internal doors, architraves, and skirtings where affected.
2. Install hybrid vinyl plank flooring throughout living, kitchen, and bedroom areas.
3. Tile floors in all wet areas.
4. Repaint all ceilings and internal walls using low-VOC acrylic paint.

Energy Efficiency Upgrades
1. Install R2.5 insulation to ceilings of all renovated units.
2. Replace or upgrade windows (if applicable) to comply with QDC MP 4.1 energy efficiency performance standards.
3. Seal gaps around windows and doors for improved thermal performance and draft prevention.

General Notes

1. All works to comply with NCC 2022 Volume 2 and relevant Australian Standards.
2. No structural changes, no change to kitchen layout or joinery.
3. All plumbing and electrical works to be carried out by licensed contractors.
4. Any asbestos removal to be conducted by licensed personnel per WHS Regulation 2011 and Code of Practice: How to Safely Remove Asbestos 2022.
5. Work areas to be left clean, safe, and secure at all times.
6. Smoke alarms and waterproofing to be certified by qualified installers with Form 16 at completion.
7. Add R2.5 ceiling insulation to any new ceiling areas.
8. If replacing windows, use performance glazing or specify U-value and SHGC.
9. Renovated areas to meet applicable energy efficiency provisions.
10.Fire Separation Between Units (NCC Vol 2 – Part 3.7).
Walls between units to FRL 60/60/60 minimum.
11.Wall construction between Class 1a units to achieve a minimum Fire Resistance Level (FRL) of 60/60/60 in accordance with NCC Vol 2 – Part 3.7.1.5 and tested per AS 1530.4.
12. **Exhaust fans** in bathrooms, toilets, and laundries shall be ducted directly to outside air via eaves, walls, or roof in accordance with NCC 2022 Vol 2, Part 10.8.2. Exhaust through soffit/roof to be approved by manufacturer to not void warranty
13.Where windows are replaced, they must comply with AS 2047 for performance and AS 1288 for safety glazing. All habitable rooms to meet minimum natural light and ventilation per NCC Part 3.8.4 and 3.8.5.
14.All wet area floors must be graded to floor wastes, including non-mandatory wastes, in accordance with NCC Housing Provisions 2022, Part 10.2.12.
15.Waterproofing must be installed by a licensed contractor and certified on completion with Form 43 or Form 16 as per QBCC requirements.
16.All renovated areas must meet NCC Part 13 Energy Efficiency, including minimum R2.5 ceiling insulation, appropriate sealing of building envelope, and glazing to meet U-value/SHGC requirements as applicable.

Where required by planning conditions or client brief, entryways and internal circulation may be upgraded to meet Liveable Housing Design (Silver Level) standards under QDC MP 4.1. Otherwise, LHD compliance is not applicable to internal-only renovations.

Roof Notes

Metal Roof
- Roof sheeting is to be supplied and installed in accordance with the National Construction Code, relevant and current Australian Standards, Manufacturers' specifications and current best practice methods.
- Roof pitch to be confirmed by maniac.
- All roof sheeting must be branded to with Manufacturers name. Flashings and cappings must be compatible and supplied by the same Manufacturer as the roof sheeting. Fix using screws in accordance with Manufacturers' written specifications for the nominated Wind Category/Colour matched.

Roof Drainage Notes
- Plumbing vents not shown. Building and Plumber to make necessary provisions. Seal and waterproof any roof penetrations.
- All roof drainage system components made from aluminium alloys, aluminium/zinc alloy-coated steel, copper, copper alloys, zinc-coated steel and zinc shall comply with the relevant and current Australian Standards and current best practices.
- All gutter and downpipes are to be installed in accordance with the National Construction Code Volume 2 Part 7.4. & AS/NZ S3500.3
- All roof water is to be collected on-site and discharged to Council legal point of discharge, kerb and channel discharged to drain away from all buildings and fall to the approved discharge point.

Eaves Gutter
All eaves gutters are to be designed for storm events to NCC req.
- Location Gladstone
- Average Recurrence Interval (ARI) 20 years
- 5 minute duration rainfall intensity 229
All overflow measures and gutter support systems shall be applied in accordance with the relevant and current Australian Standards and current best practices.
The gradient to all eaves gutters shall not be less than 1:500.

Downpipes Min 100Ø
- To ensure appropriate fall and capacity to discharge all water collected during a rain event, all downpipes must not serve more than 12m of gutter length for each downpipe.
- The selected downpipe should be an appropriate selection with consideration to style, size and rainfall intensity.
- Downpipes should be located as close as possible to corners.

Roof Notes
1. Fall eaves gutters 1:500 minimum
2. Roofing, downpipes, flashing and cladding to be installed to manufacturer's directions and to comply with BCA requirements and comply with AS 1562.1 (Design and Installation of Sheet Roof and Wall Cladding).
3. All roof penetrations (e.g., vents, flues) must be sealed using approved methods, such as Dektite or equivalent, to ensure watertight and wind-resistant installations.
4. ONLY WHERE REQUIRED BY AUSTRALIAN STANDARDS OR THE BUILDING CODE OF AUSTRALIA : Fall Arrestors & Arrestor Hitching points to be manufactured and installed in accordance with Australian Standards and Workplace Health and Safety Regulations.
5. Pluming vents not shown. Builder and/or Plumber to make provision for.
6. Ensure the stormwater drainage system can accommodate high-intensity rainfall associated with cyclonic weather, as outlined in AS/NZS 3500.
7. Eaves gutters to achieve 10,000mm2 cross-sectional area.
8. Eaves gutters size 110mm rear
9. downpipe 100m.
10. Spacing and installation must comply with AS/NZS 3500 to accommodate stormwater drainage requirements.
11. Roof sheeting and fixings must be installed per the manufacturer's specifications and engineered to withstand cyclonic wind loads as specified in AS/NZS 1170.2.
12. All connections and supporting members must comply with AS 4055 and relevant cyclone-specific requirements.
13. If further detail required, builder to provide required extra details/ shop drawing for owner an designer review.
14. Roof pitch/fall to follow the existing roof.

Wind Category: C2
All structural components, roof sheeting and other design elements are to be designed, constructed and installed to suit the nominated wind category. refer to eng, drawings.

Note:
These architectural drawings are for preliminary review purposes only. They do not provide sufficient detail for the construction of all elements shown.
Additional details will be provided upon request.
Where the architect is not appointed to manage document coordination, the builder and/or project manager is responsible for ensuring the alignment of documents between the architect, sub-consultants, and sub-contractors (e.g., structural engineer, etc.).

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REV	DESCRIPTION	DATE
SD1	Preliminary/ Concept for Review	2025.07.07
SD2	Preliminary/ Concept for Review	2025.07.15
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for
Development Application

Guide/Notes:

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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Drawing Name
General Notes and Scope

Review EE	Design EE	Drawn MA, EE
Project Number FA25033		Scale @A1 1 : 100
		Date 2025.08.07
Page NO. AA01		Rev. DD4

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Issue for

Development Application

Guide/Notes:

Existing Water line
Indicative line only - showing site use separation
Existing Stormwater
Existing sewer line
Existing tree to stay as is

Site Boundary
Sigg Street
SIGG STREET
LEONARD STREET
Exit
Entry
Fire Hose
Gate
Site Boundary Indicative
French Street
GULLY TRAP COVERED IN RUBBISH
SL 10.500 IL 9.620
SL 11.150 IL 9.990
SL13.810 UNKNOWN PIT
SL 9.250
SL10.510
SL11.974
FL13.934
FL13.132
FL11.274
BITUMEN
GRASS
GARDEN
CONC
FH
SMH
APPROX FACE (NOT SURVEYED)
BUILDING (LOCATION ONLY)
ALUMINUM TUBING FENCE
WIRE MESH FENCE
e. overhead Power
e.tree to stay as is
Hibiscus Garden
Not part of this Development Application
Block A
Block B
Block C
Block D
Image 01
Image 02
Image 03
Image 04
Image 05
Image 06
3 RP606471
4 RP606471
5 RP606471
6 RP606471
7 RP606471
8 RP606471

1 Existing Site Plan
1 : 250 @ A1

colour drawing

Initial Design Concept Only

Project:
ARC21- Development Application

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Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
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Drawing Name
Existing Site Plan

Review	Design	Drawn
EE	EE	MA, EE

Project Number: **FA25033**
Scale @A1: As Indicated
Date: 2025.08.07
Page NO: **AA02**
Rev: **DD4**

Services Legend

E OH — E OH	Existing Electrical Line Over Head
C — C — C	Existing Communications
S(A) — S(A) — S(A)	Existing Sewer Line
SW — SW — SW	Existing Storm Water Line
W — W — W	Existing Water Line


Image 01- Existing Retaining wall A


Image 02- Existing Retaining wall B


Image 03-upper landscape Block A toward Block B


Image 04- South boundary


Image 05- looking back to block A


Image 06- Block C side looking back to block A

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Bird eye view

Development Summary

Site Information
Address: 45 French St, Gladstone QLD, 4680
Lot &Plan Number 16CTN1409

Site Area: approx. **1.3ha**
Site Area of Development: approx. **6434m²**
Max ht allowed: **8.5 meter**

Preliminary Areas:
Coorinda
- 20x Single studio unit
- 30x Carparks and 4 Bicycle parks
- Patio /front porch
- 1x Caretaker unit

Site
- Communal area , BBQ and fire pit
- Exisitng and new landscaping (soft and hard landscaping)

Area Summary
Total Site Cooinda side: 6493m²

Total GFA: 830 m² (20 units, Block A, B , C and D)
Communal Open Space*(external areas): 767 m²

Total Areas: 1,597 m²
Site Cover: 24% Cooinda side

External/Site Areas

* Communal Open Space	
Area	**Sq.m**
New Driveways	235 m²
New patio	104 m²
Carpark	428 m²
Landscape	8,607m²
Total	**767 m²**

Vehicle parking rates

Use	Vehicles	Bicycles
Cooinda	23 new (20 units+3visitors) 1 e. caretaker carport	4 new
Others	40 existing 1 e. manager	4 new
Total	**65**	**8**

Units Summary

Block	Unit Type	Intenal Area	Outdoor area
A	A	40m²	7m²
A	B	40m²	7m²
B	A	40m²	10m²
B	B	40m²	10m²
C	C	43m²	12m²
D	C	43m²	12m²

Unites are LHDS Gold standard.
- Step-free entry
- 820 mm door openings
- Corridor width ≥ 1000 mm
- Reinforced bathroom walls
- Accessible toilet/shower
- Kitchen/laundry access



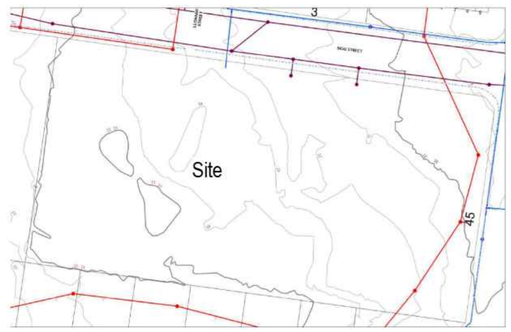
Acid Sulphate Plan ref: GRC
Acid Sulphate soils 5-20m AHD



Transport Noise Plan ref: GRC
Transport Noise Corridor Category 4
Transport Noise Corridor Category 3
Transport Noise Corridor Category 2
Transport Noise Corridor Category 1



Bushfire Plan ref: GRC
Bushfire Prone Areas
1. Very High Potential Bushfire Intensity
2. High Potential Bushfire Intensity
3. Medium Potential Bushfire Intensity
4. Potential Impact Buffer



Contour site paln ref: GRC

Overlays - Gladstone Regional Council(GRC) Planning Scheme

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DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for
Development Application

Guide/Notes:

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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Drawing Name
Context Plan and Planning Summary

Review EE	Design EE	Drawn MA, EE
Project Number FA25033		Scale @A1 As Indicated
		Date 2025.08.07
Page NO. AA03		Rev. DD4

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

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DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:

Sigg St

French St

Exit

Entry

2.0m X 2.5m Pedestrian Sight Splay - Clear Of Obstruction At The Egress Point

to STN 9003

Gate car entry

Gate

Shade trees

Covered carport

New path

New Driveway

carparks with wheelstop

e.Driveway

Bin closure

Bin closure day of collection

Carport Caretaker unit

e.retaining wall

e.stairs to Block A level

Existing stairs to upper level

Existing Stormwater

Existing tree to stay as is- New BBQ area 01

n.Conc path

3meters set back

Existing sewer line

Existing overhead Power

Fire pit and outdoor bench

Communal open space and BBQ area 02

Covered outdoor bench

Site Boundary indicative

New front porch entry

Existing conc path

e.stairs to Block A level

New conc path

Block D
4 no.Units

Block C
6 no.Units

Caretaker

Block A
6 no.Units

Block B
4 no. Units

Grass

Hibiscus Garden
Not part of this Development Application

1 Proposed Site Plan
1 : 250 @ A1

Legend

bic	Bicycle and Bic park
C	Carpark
e	existing
n	new
mgr	Manager carpark

Services Legend

E OH	Existing Electrical Line Over Head
C	Existing Communications
S(A)	Existing Sewer Line
SW	Existing Storm Water Line
W	Existing Water Line

Initial Design
Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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Drawing Name
Proposed Master Plan

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As Indicated	
		Date 2025.08.07	
Page NO. AA04		Rev. DD4	

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

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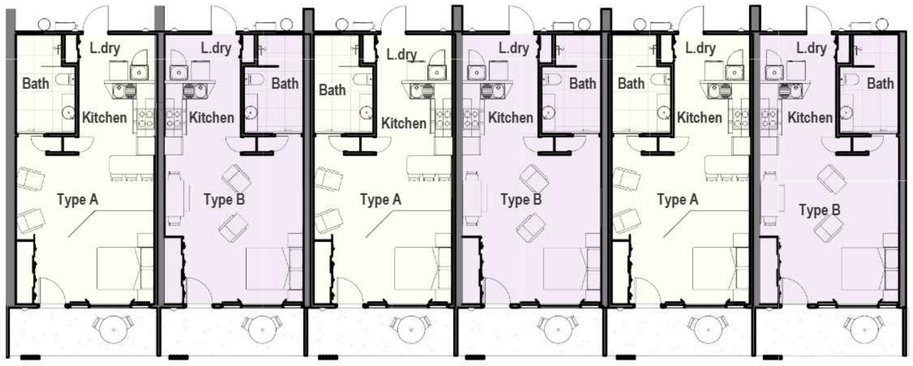
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DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for

Development Application

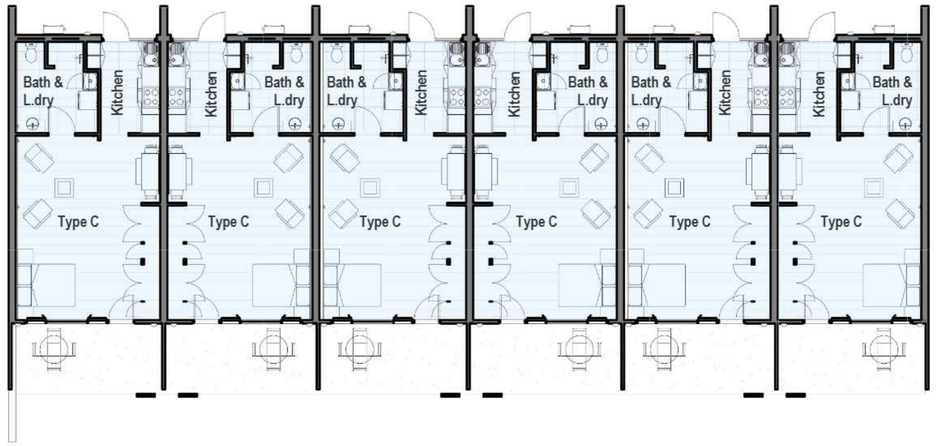
Guide/Notes:



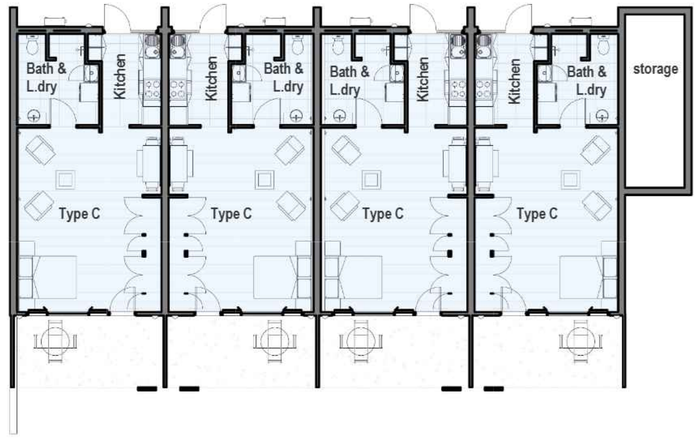
1 Floor Plan Block A
AA09 1 : 100 @ A1



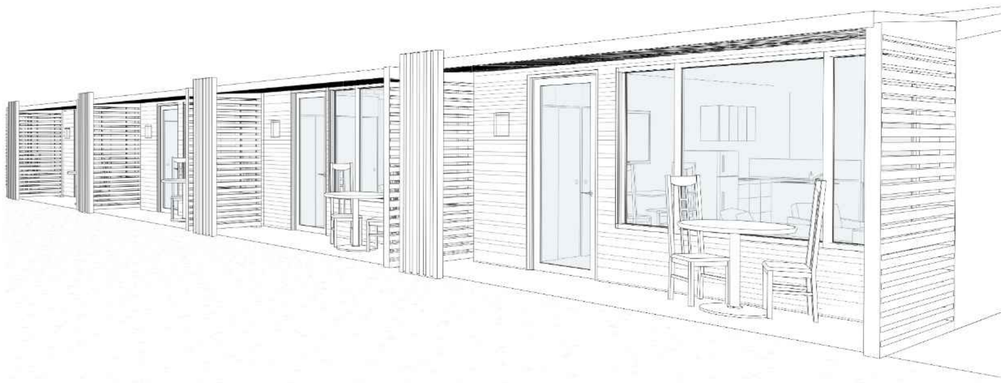
2 Floor Plan Block B
AA09 1 : 100 @ A1



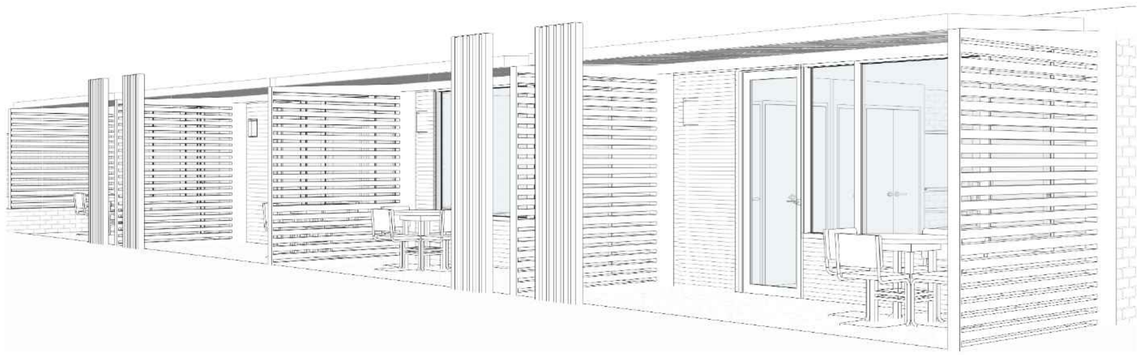
3 Floor Plan Block C
AA09 1 : 100 @ A1



4 Floor Plan Block D
AA09 1 : 100 @ A1



5 3D View- Front Entry Porch Block A
@ A1



6 3D View -Front Porch Block B,C and D
@ A1

Initial Design Concept Only

0 5m 10m 250
colour drawing
N

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

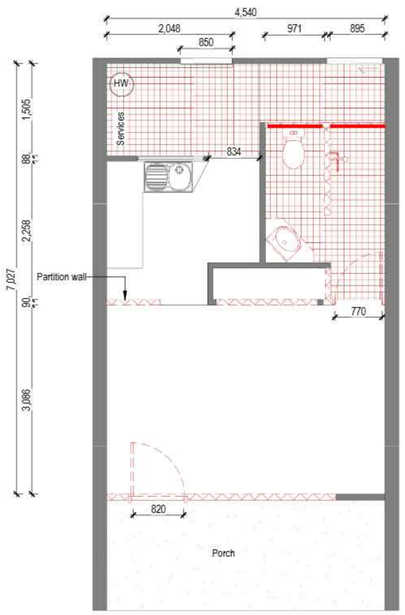
Discipline:
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Drawing Name
Floor Plan Block A, B , C and D

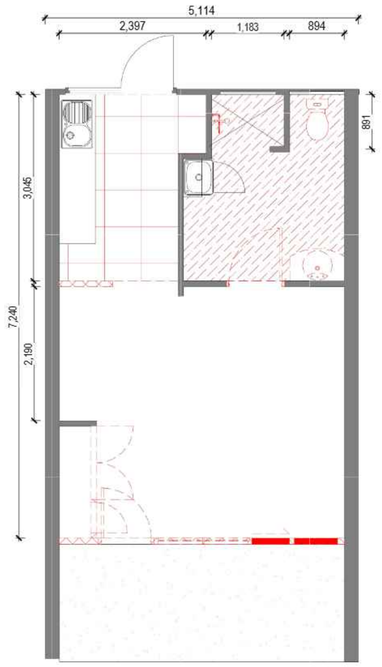
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Project Number: FA25033		Scale @A1: As Indicated
		Date: 2025.08.07
Page NO: AA05		Rev: DD4

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025



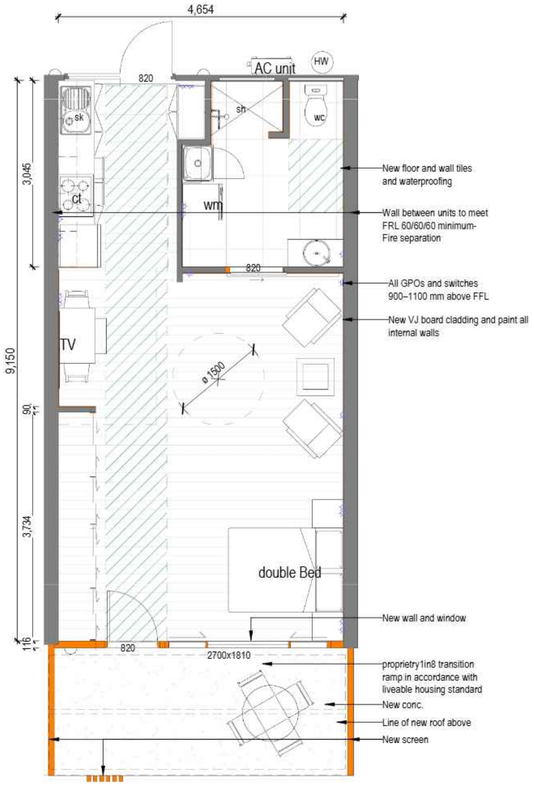
1 Existing Floor Plan Type A and B

1 : 50 @ A1



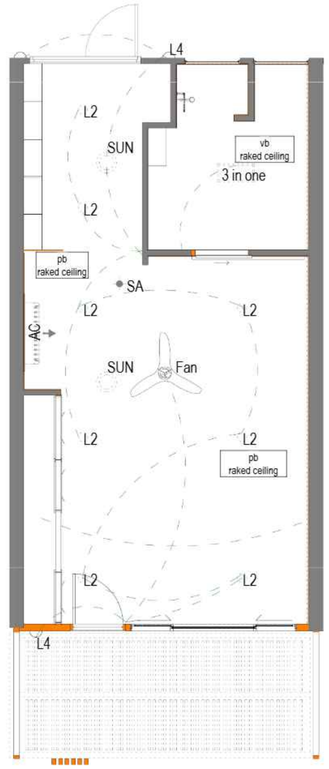
2 Existing Floor Plan-Type C

1 : 50 @ A1



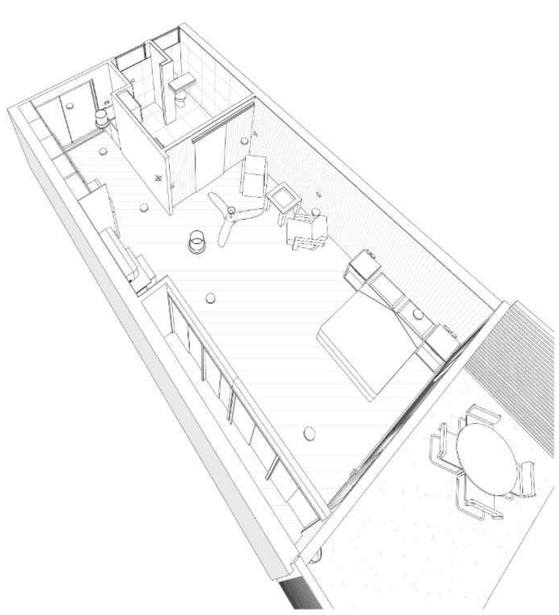
3 Proposed Floor Plan Type C

1 : 50 @ A1



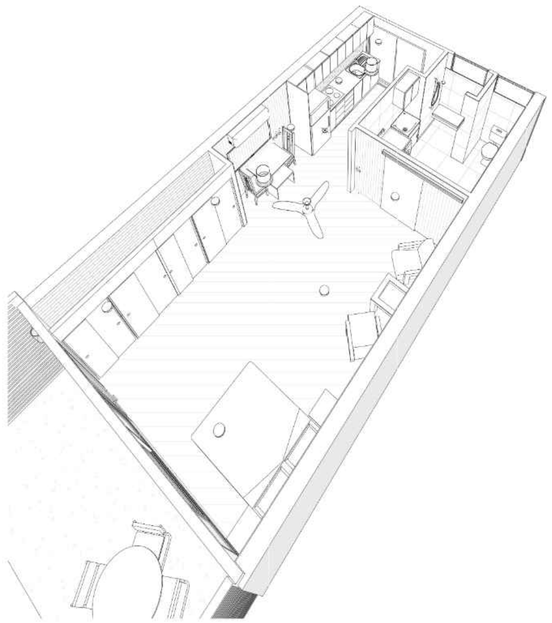
4 Proposed RCP - 6 Units

1 : 50 @ A1



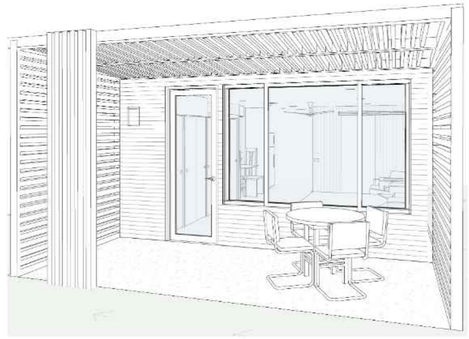
5 3D View 01-Unit Type C

@ A1



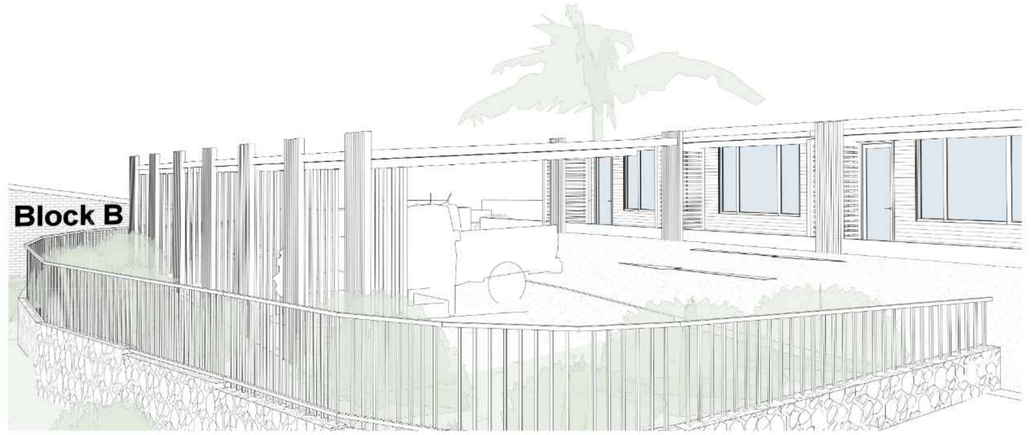
6 3D View 02-Unit Type C

@ A1



7 3D View Typical Front Porch

@ A1



8 3D View Typical Carport

@ A1

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DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:

-Floors must fall to all floor wastes including non-mandatory wastes in accordance with housing provision standard 2022, part 10.2.12.

-All basins and bath must includein-built overflow and installed with flood stop valve in accordance with QDC MP4.5.

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General legend

W200	window number, refer to spec.
D55	door number, refer to spec.
	Flush floors/ seamless transition
AC	Air Con
bnch.	bench
cpb.	cupboard
col.	column
e.	existing
fw	floor waste
hw	Hot Water System
L.dry	laundry
n.	new
ovr.	over
ref.	refrigerator
shr.	shower
sk	sink
stv	stove
	Double power point
ab	Double power point above ground

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

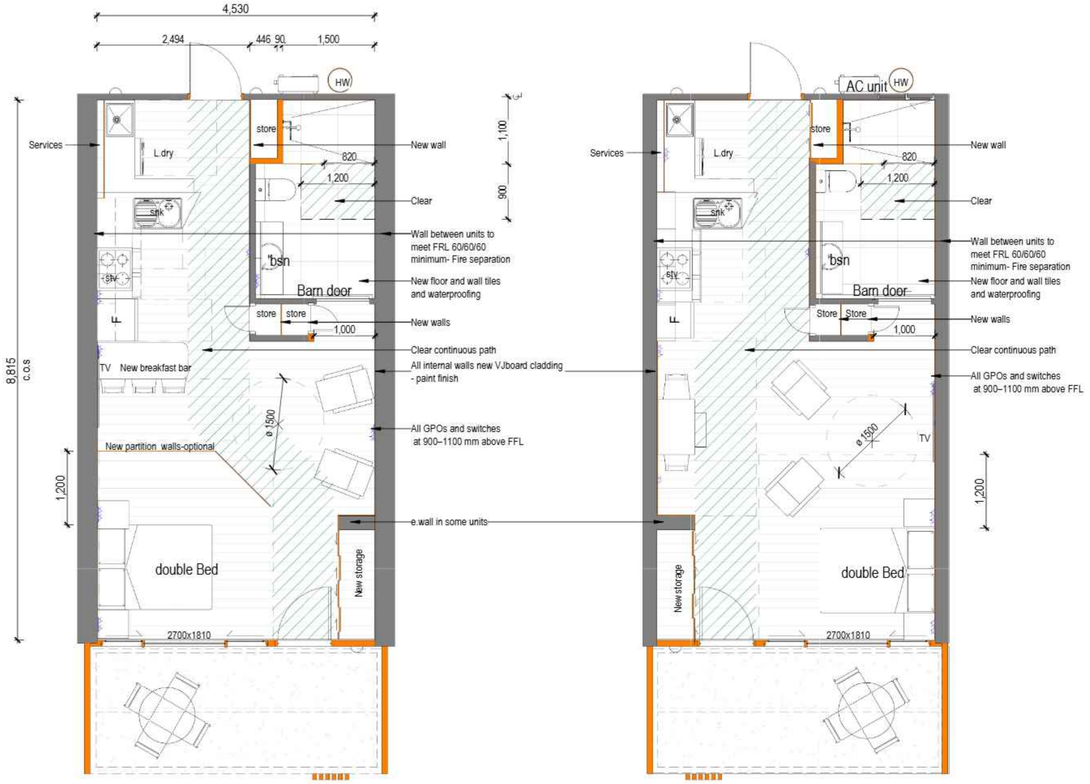
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Drawing Name:
Existing Floor plans New Floor Plan Type C

Review EE	Design EE	Drawn MA, EE	
Project Number FA25033		Scale @A1 As Indicated	
		Date 2025.08.07	
Page NO: AA06		Rev. DD4	

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025



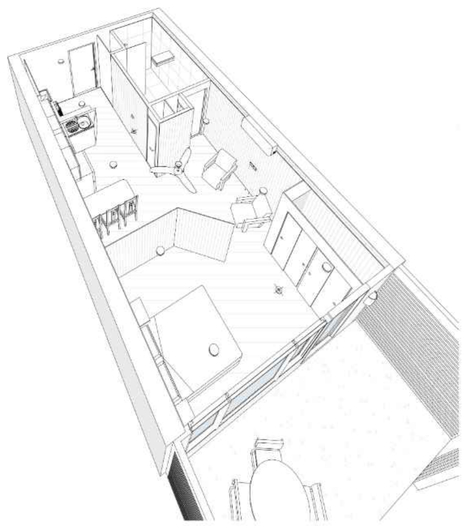
1 Proposed Floor Plans Type A, and B

1 : 50 @ A1



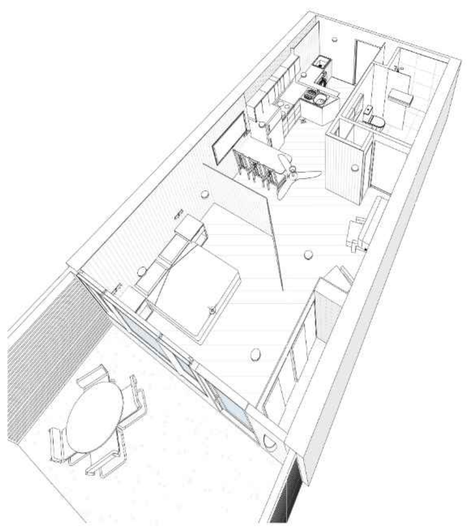
2 Proposed RCP -Plans Type A, and B

1 : 50 @ A1



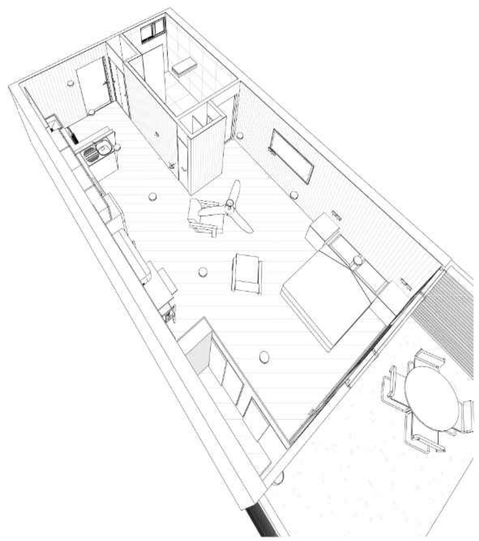
3 3D View 1- Unit Type A

@ A1



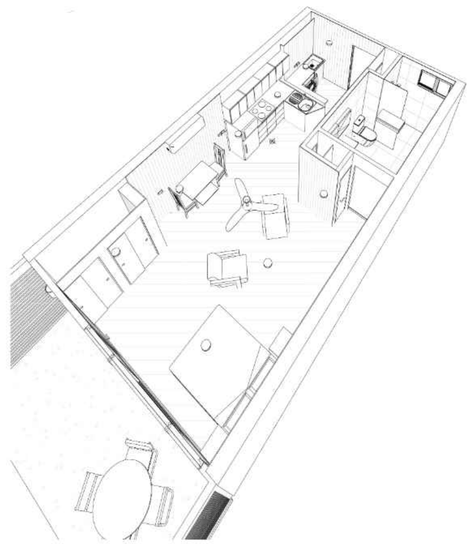
4 3D View 2- Unit Type A

@ A1



5 3D View 1- Unit Type B

@ A1



6 3D View 2- Unit Type B

@ A1

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DD4	Development Application	2025.08.07

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Development Application

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shr.	shower
sk	sink
stv	stove
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ab	Double power point above ground

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
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Discipline:
Architectural

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Drawing Name
New Floor Plans Type A and Type B

Review: EE	Design: EE	Drawn: MA, EE	
Project Number: FA25033		Scale @A1: As Indicated	
		Date: 2025.08.07	
Page NO: AA07		Rev: DD4	

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

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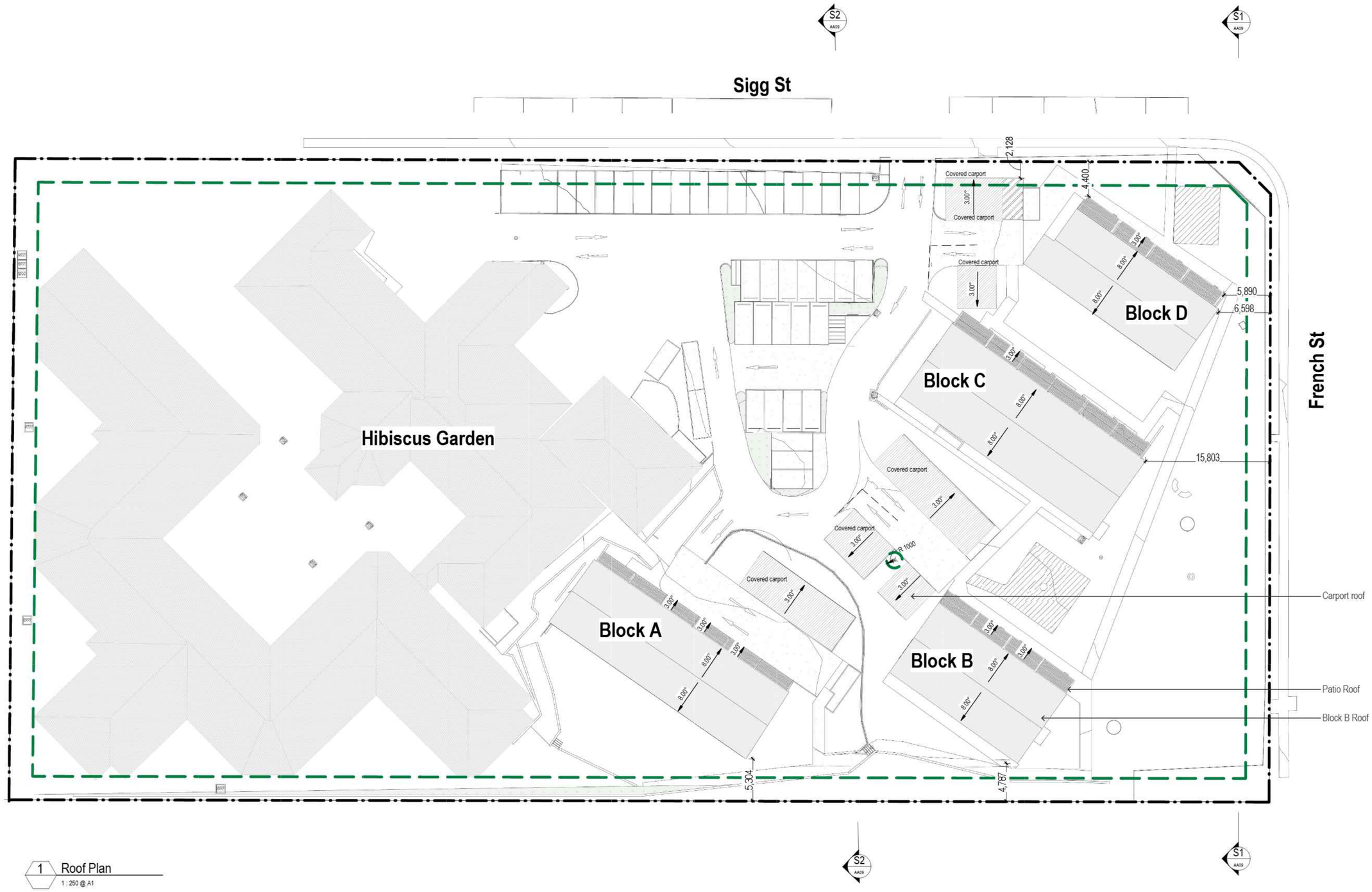
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DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:



1 Roof Plan
1 : 250 @ A1

Project:

ARC21- Development Application

Client:

The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:

Architectural

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Drawing Name

Roof Plan

Review	Design	Drawn
EE	EE	MA, EE

Project Number	Scale @A1
FA25033	1 : 250
Page NO: AA08	Date: 2025.08.07
	Rev. DD4

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

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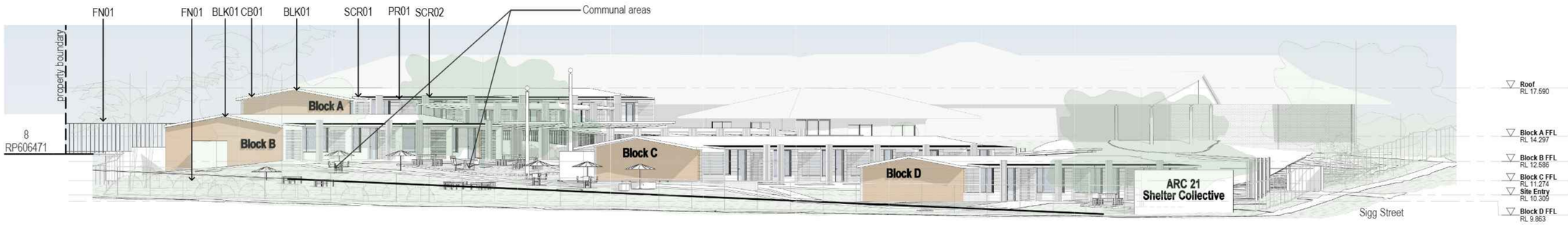
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Issue for

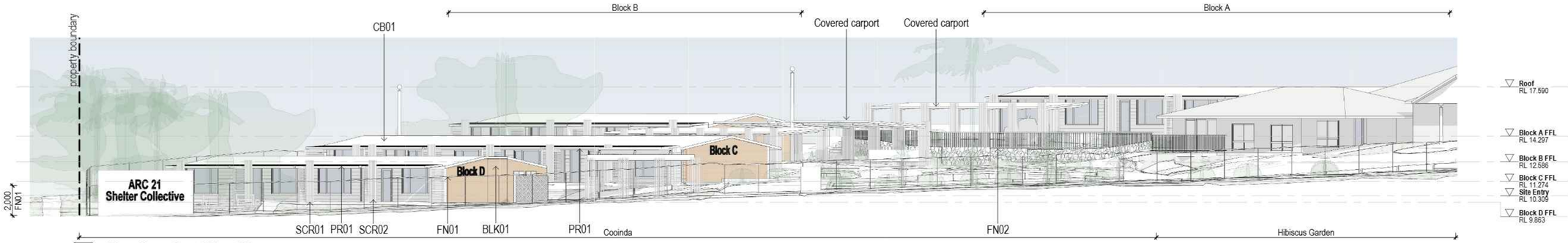
Development Application

Guide/Notes:



E1 Elevation - Side View French St

1 : 150 @ A1

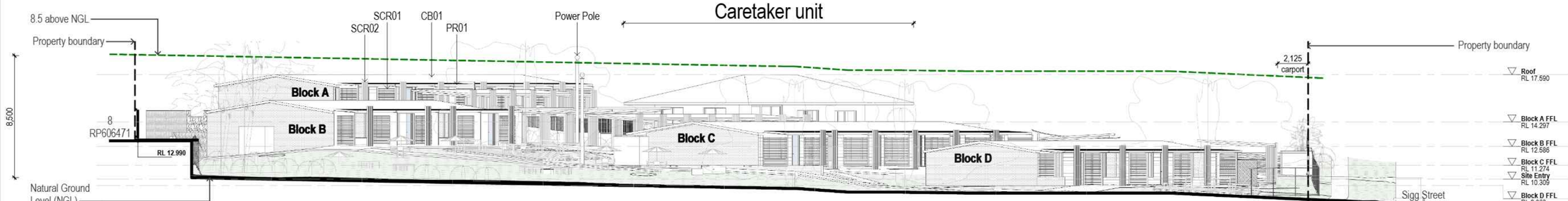


E2 Elevation - Front Sigg ST

1 : 150 @ A1

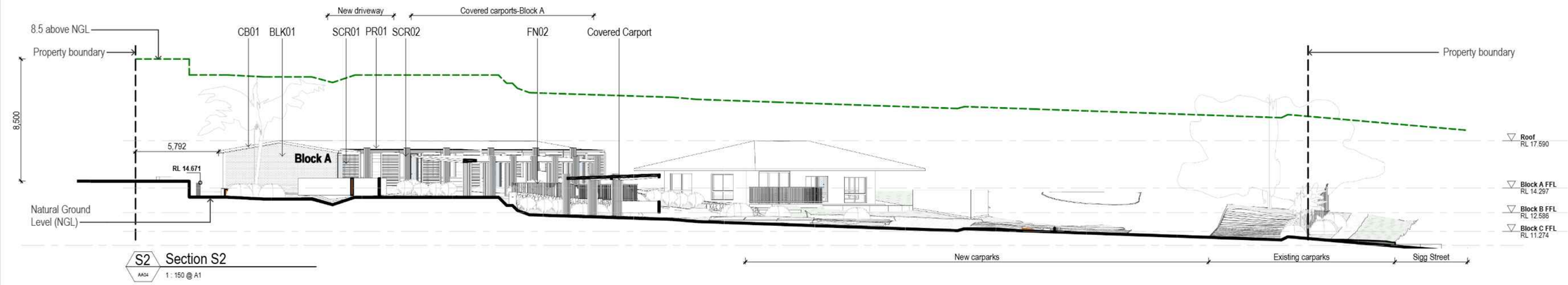
Finishes Legend:

BLK01	Masonry
CB01	Colorbond Roof- Surfmist
CLD01	FC JamesHardie clading -Paint finish
FN01	Metal Fence
FN02	Solid Metal Balustrade-Powdercoat finish
PR01	Patio Roof- Pergola
SCR01	Screen Type 01-Metal Horiz
SCR02	Sceen Type 02- Metal Batten Vertical



S1 Section S1

AA04 1 : 150 @ A1



S2 Section S2

AA04 1 : 150 @ A1

Note:
These Architectural drawings are for Building Application purposes only. There is insufficient detail to construct every element shown and further detail will be abvailable upon request. Where not appointed by the Architect to do so, the Builder and/or Project Manager shall be responsible for the co-ordination of documents between Architects and Sub-Consultants (eg. Structural Engineer, Hydraulics Engineer, Electrical engineer etc.).

Materials are indicative and selected to convey design intent. Final material selections will be subject to detailed design, material availability, and pricing.

Window types and sizes, and privacy screening, are subject to detailed ESD reporting to confirm environmental performance, and will be confirmed at the Building Works stage.

Project:

ARC21- Development Application

Client:

The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:

Architectural

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Architecture & Interior design Studio
BOAQ 5650
ABN: 34 609 829 898
www.fabideas.com.au
design@fabideas.com.au |0402 964 711

Drawing Name

Elevations E1 and E2- Sections S1 and S2

Review: EE	Design: EE	Drawn: MA, EE	
Project Number: FA25033		Scale @A1: 1 : 150	
		Date: 2025.08.07	
Page NO: AA09		Rev: DD4	

Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

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REV	DESCRIPTION	DATE
PD2	Preliminary/ Concept Design	2025.06.09
SD2	Preliminary/ Concept for Review	2025.07.15
SD3	Preliminary/ Concept for Review	2025.07.25
DD1	Draft-Development Application	2025.07.29
DD2	Draft-Development Application	2025.07.31
DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

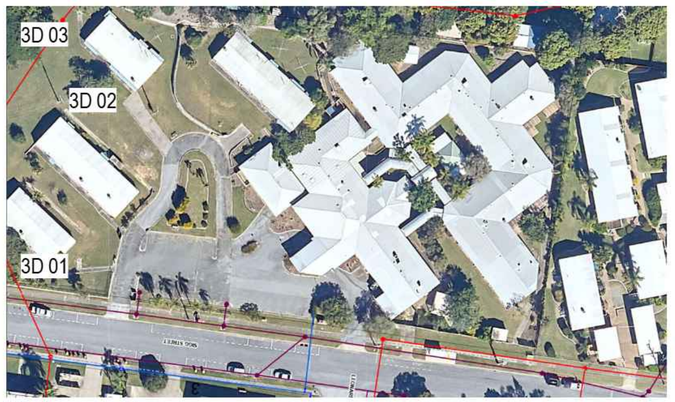
Issue for

Development Application

Guide/Notes:



3D view 01 - Birdeye view French St



3D views legend



3D View 02- BBQ and communal area 2



3D View 03- BBQ and communal area 2

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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Drawing Name
3Dviews - 1,2 and 3

Review EE	Design EE	Drawn MA, EE
Project Number FA25033		Scale @A1 1 : 50
		Date 2025.08.07
Page NO. AA10		Rev. DD4

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DD3	Draft-Development Application	2025.08.06
DD4	Development Application	2025.08.07

Issue for

Development Application

Guide/Notes:



3D view 04 - Birdeye view Sigg St



3D views legend



3D View 05- BBQ and communal area 1



3D View 06- Carport

Initial Design Concept Only

colour drawing

Project:
ARC21- Development Application

Client:
The Shelter Collective

Project Address, Lot/Plan
45 French Street South Gladstone - Lot &Plan Number 16CTN1409

Discipline:
Architectural

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design@fabideas.com.au |0402 964 711

Drawing Name
3Dviews - 4, 5 and 6

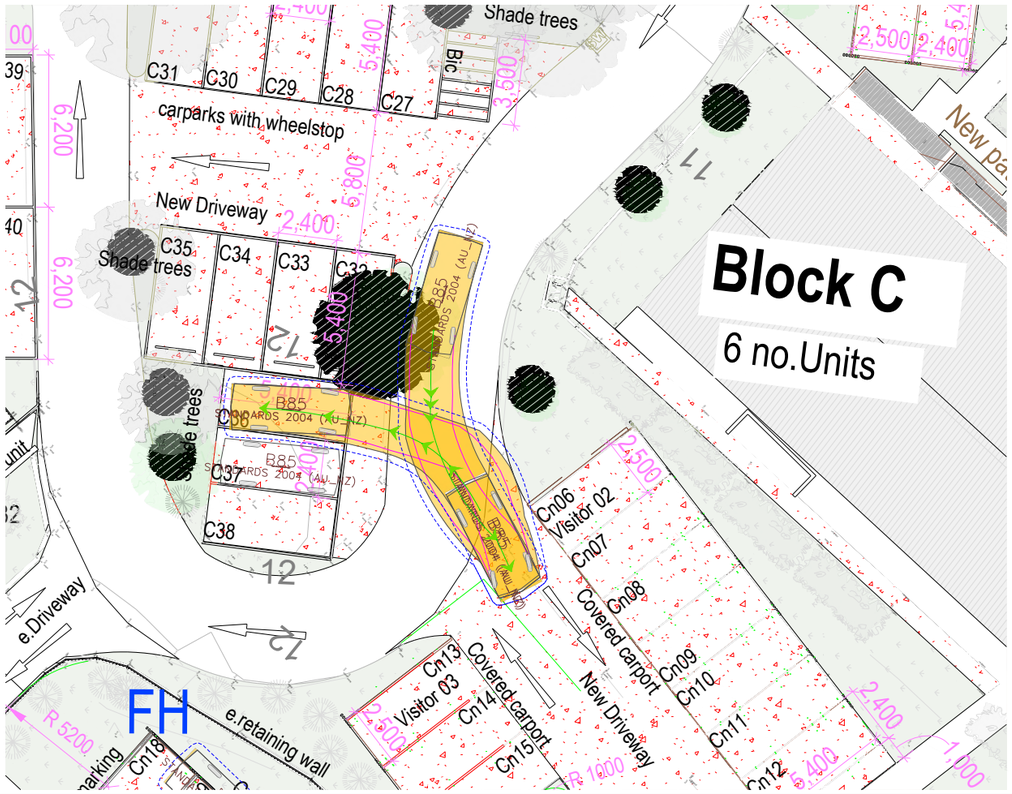
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Project Number FA25033		Scale @A1 1 : 50
		Date 2025.08.07
Page NO: AA11		Rev. DD4

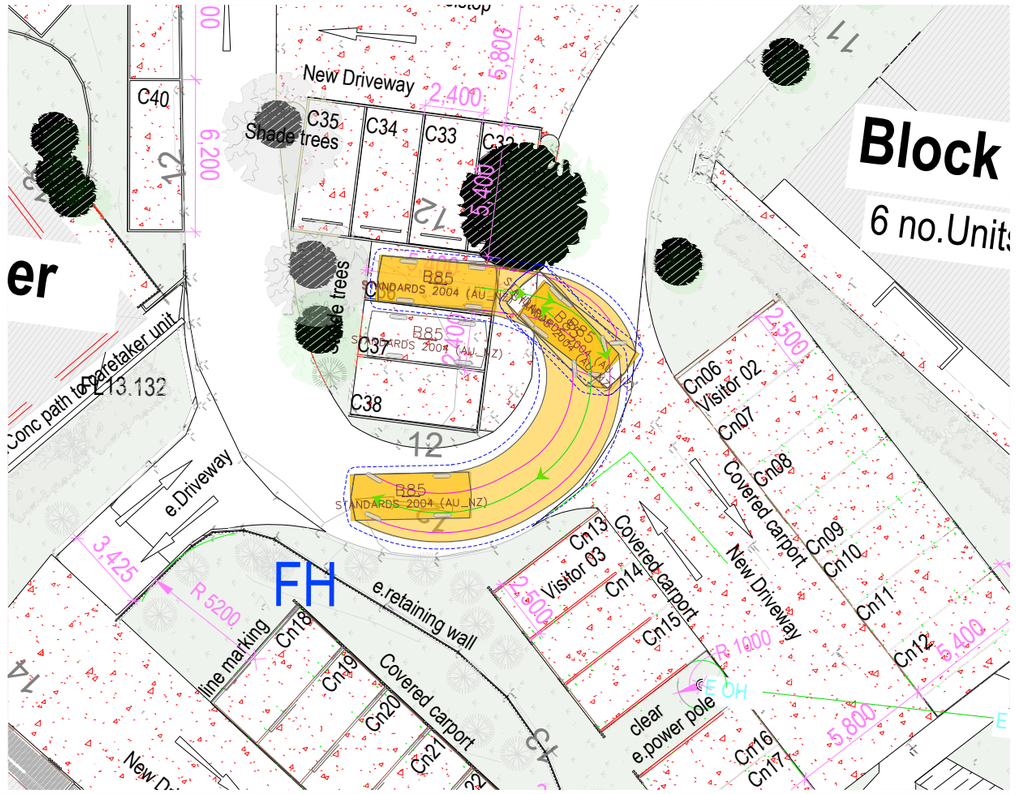
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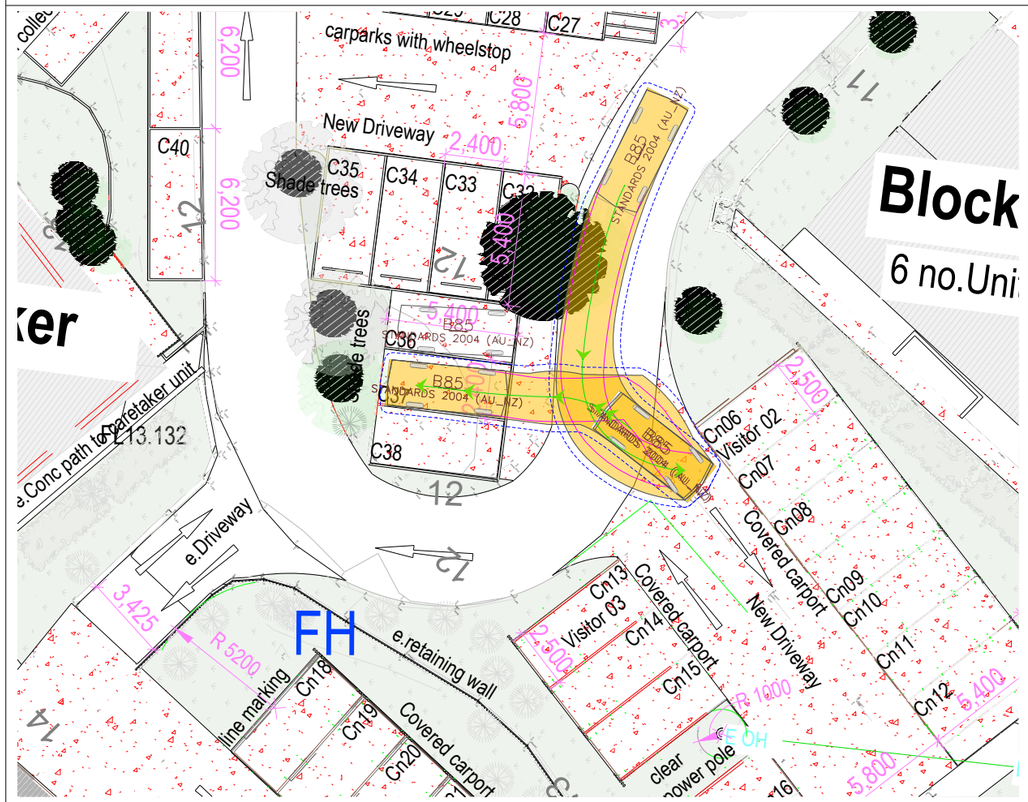
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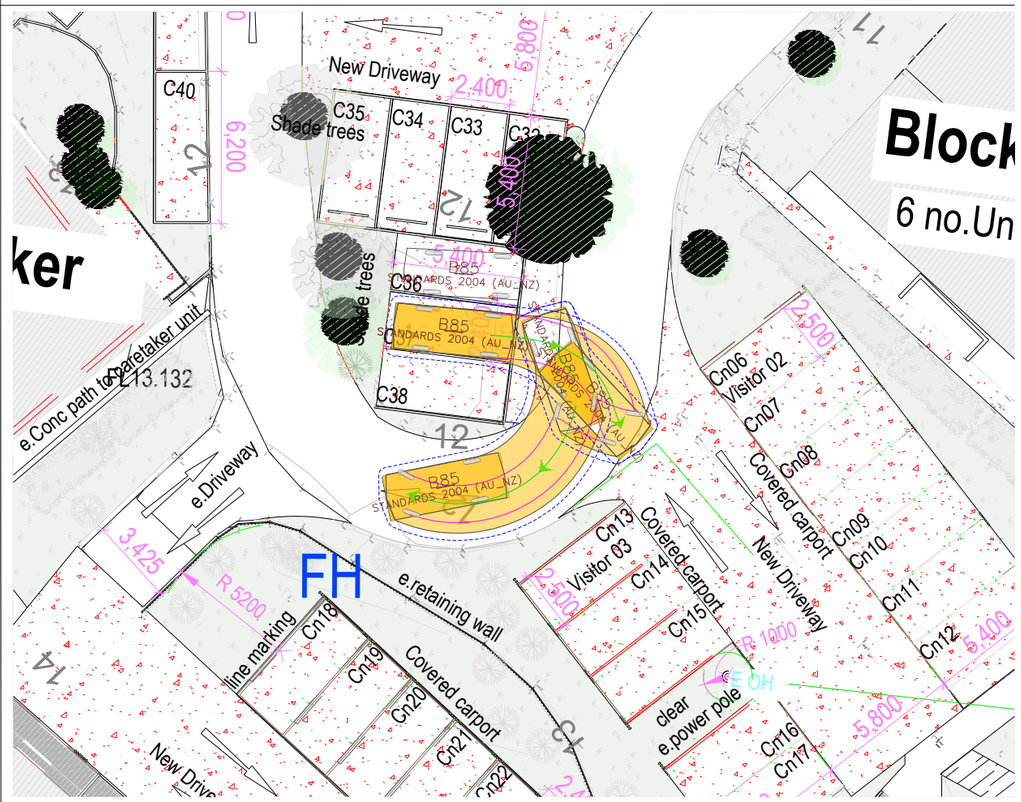
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Document Set ID: 6540905
Version: 1, Version Date: 13/11/2025

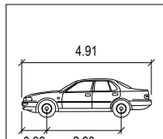








VEHICLE USED IN SIMULATION



B85

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Lock to Lock Time	: 6.0
Steering Angle	: 34.0

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE
- 5KM/H DESIGN SPEED
- 10KM/H DESIGN SPEED

N

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2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

10 SIGG STREET, SOUTH GLADSTONE

CLIENT

FAB IDEAS

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24747QLD - SK04

DATE	REVISION
07 AUG 2025	D

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS
A	A.E.H	B.F	01/07/25	DESIGN REVIEW
B	A.E.H	B.F	10/07/25	DESIGN REVIEW
C	A.E.H	B.F	16/07/25	FINAL DESIGN
D	A.E.H	B.F	07/08/25	FINAL DESIGN

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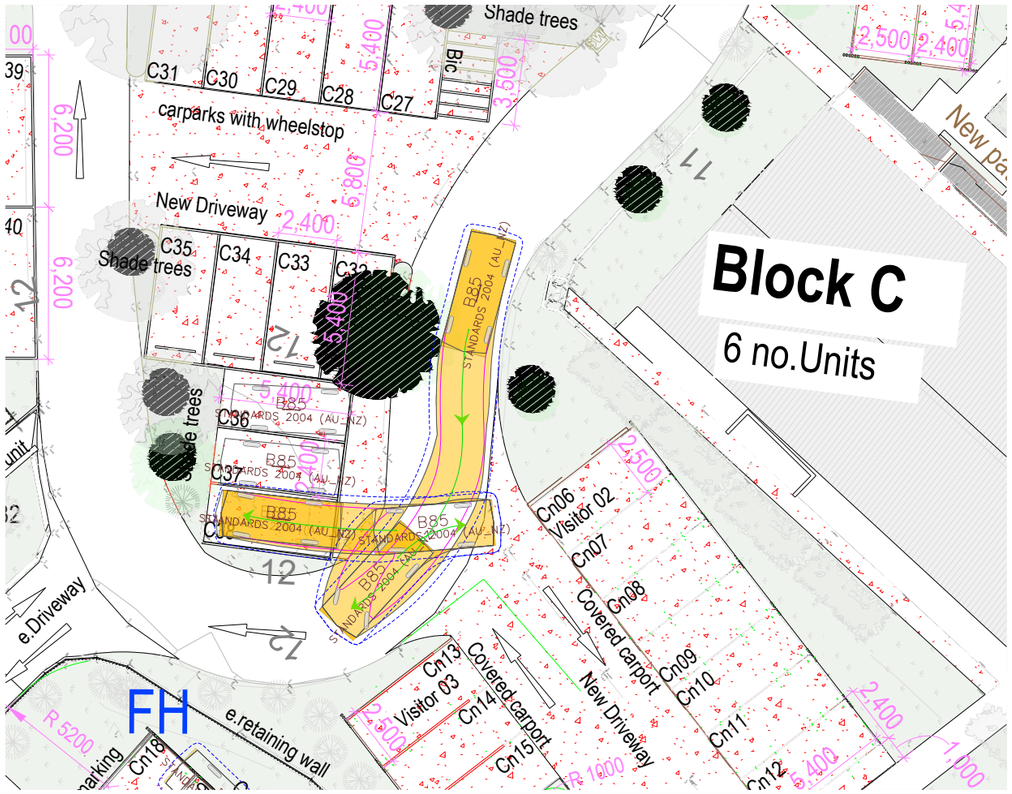
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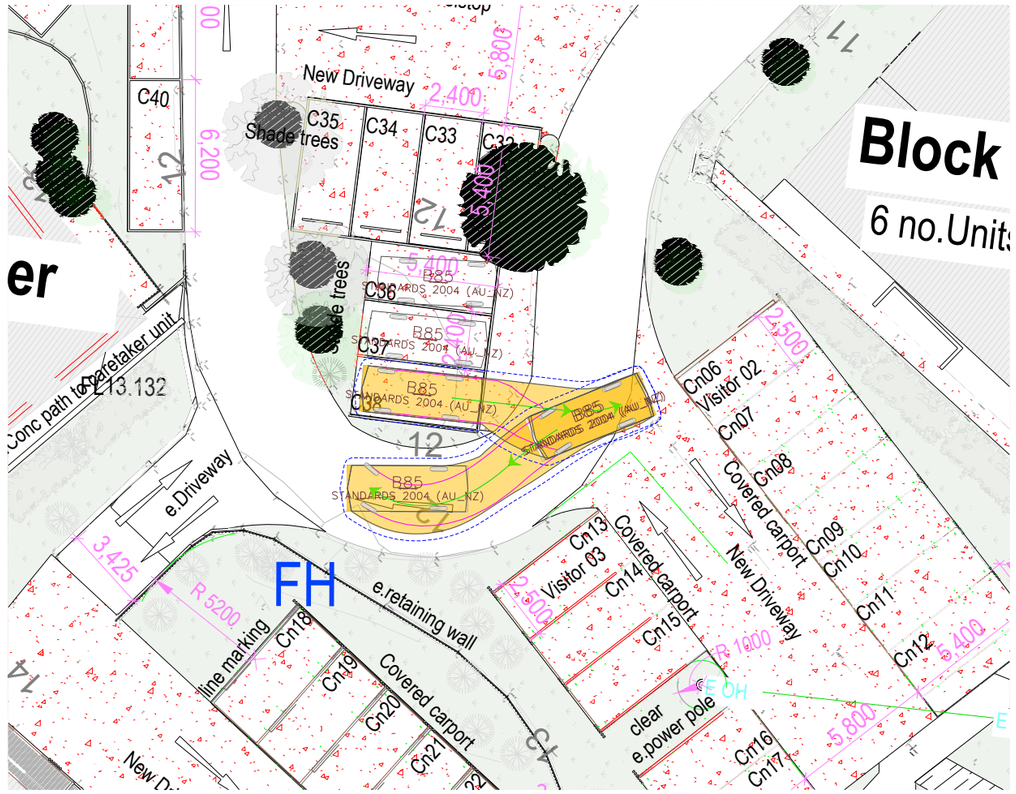
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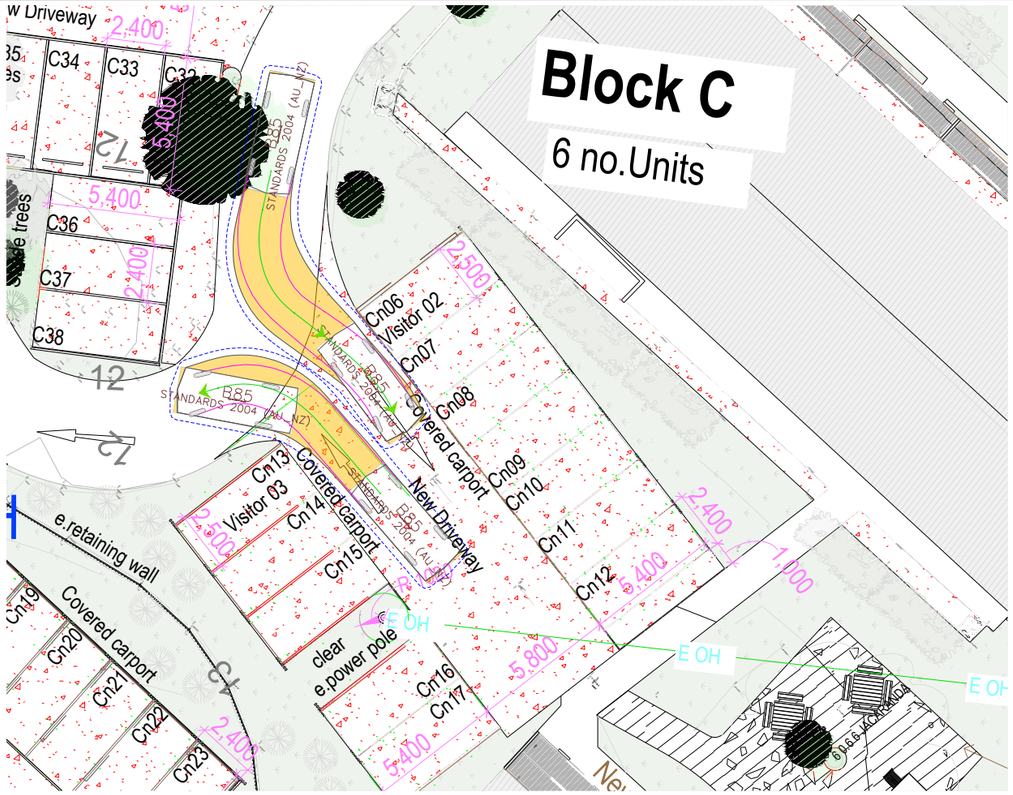
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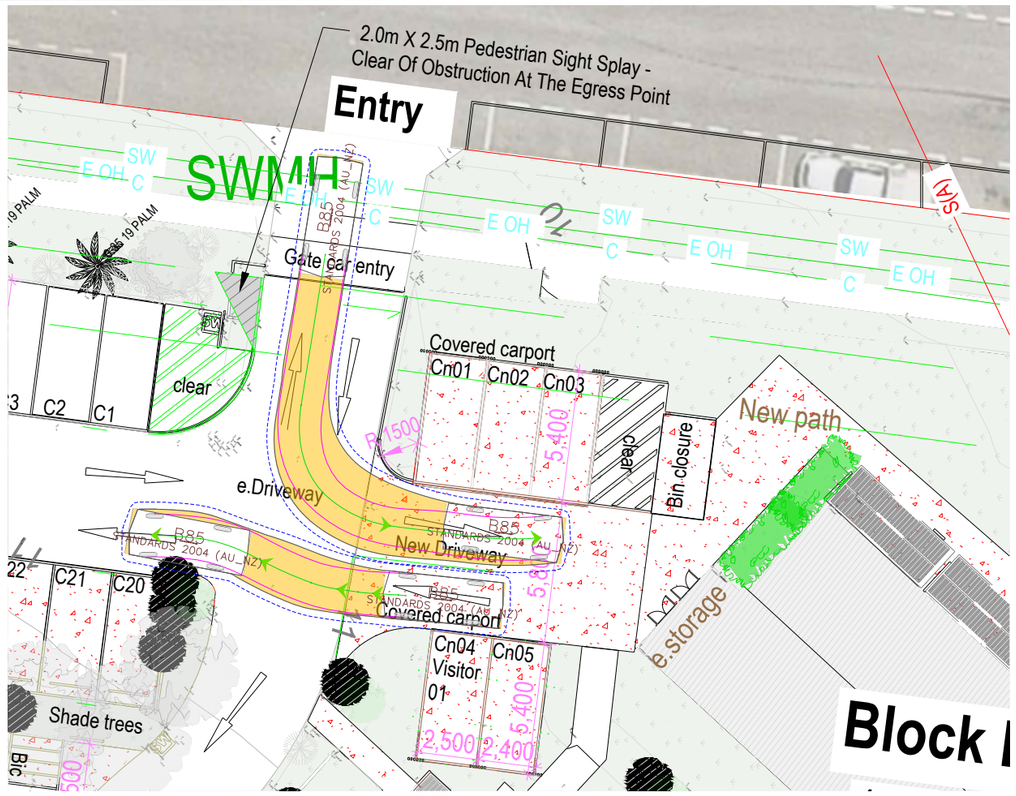
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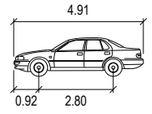








VEHICLE USED IN SIMULATION



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE
- 5KM/H DESIGN SPEED
- 10KM/H DESIGN SPEED

N

0 2.5 5 7.5 10 12.5m

2.5 2 1.5 1 .5

SCALE 1:250

PROJECT

10 SIGG STREET, SOUTH GLADSTONE

CLIENT

FAB IDEAS

DRAWING TITLE

B85 SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24747QLD - SK04

DATE	REVISION
07 AUG 2025	D

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS
A	A.E.H	B.F	01/07/25	DESIGN REVIEW
B	A.E.H	B.F	10/07/25	DESIGN REVIEW
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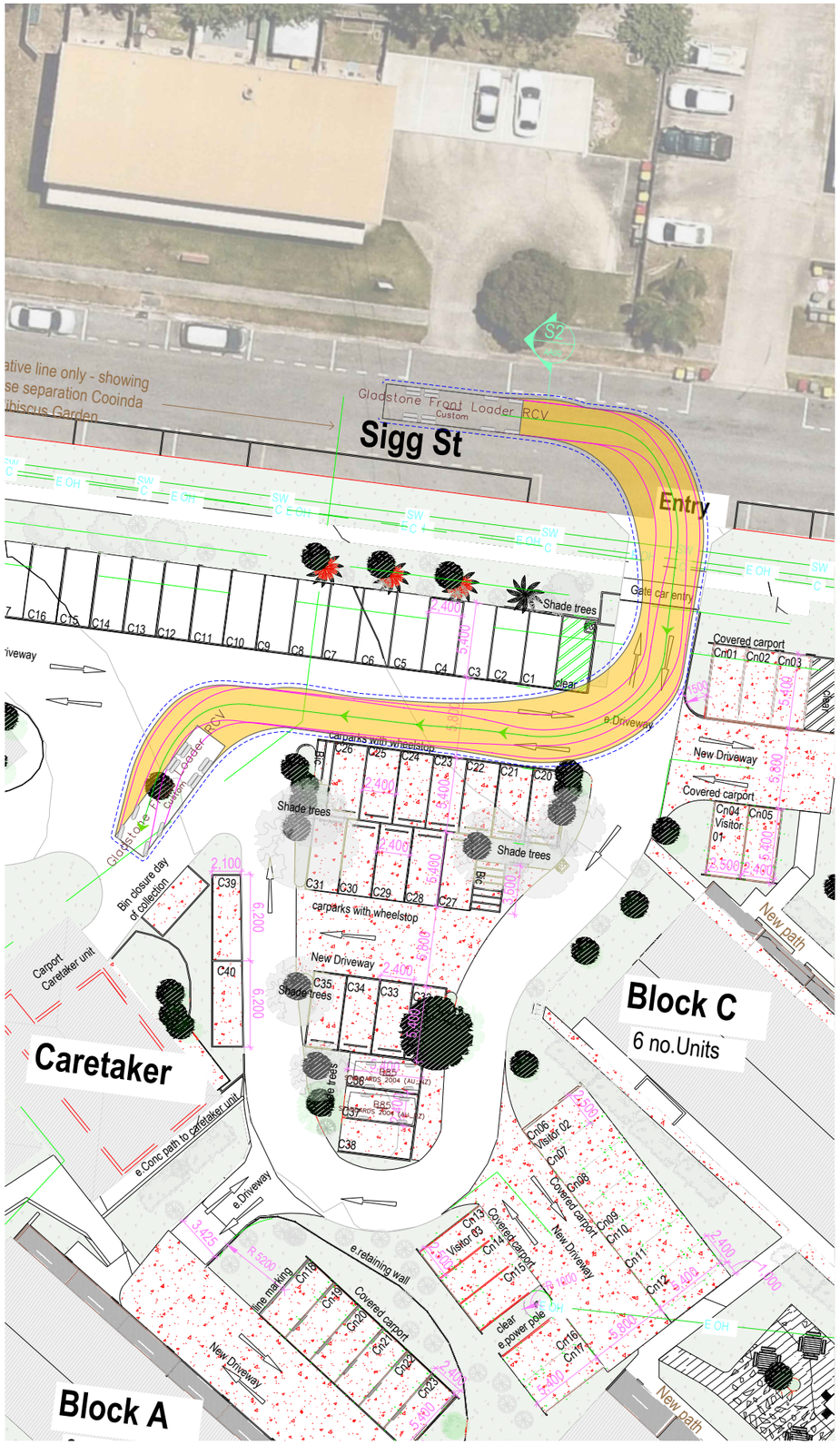
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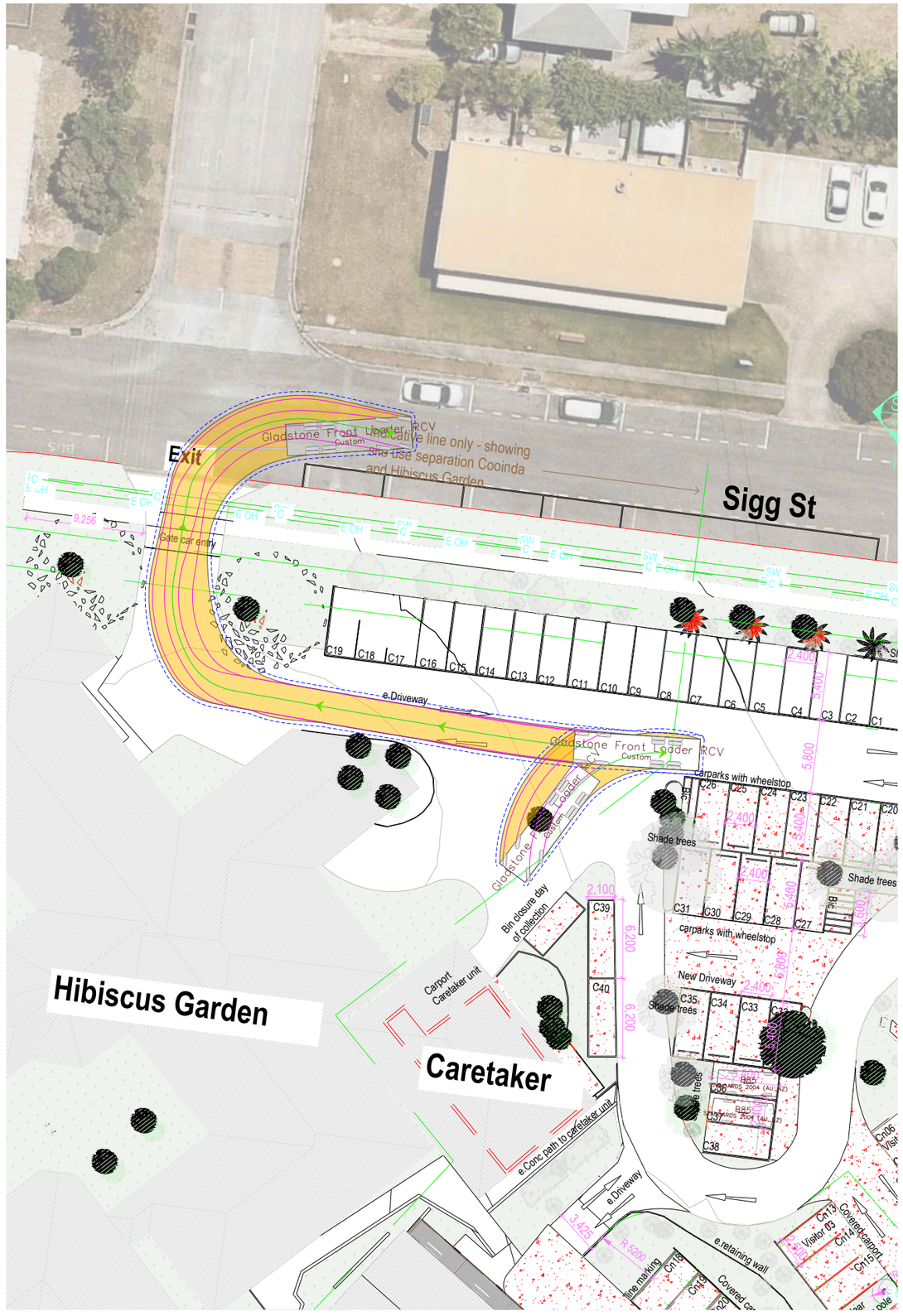
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VEHICLE USED IN SIMULATION



SWEPT PATH LEGEND

- VEHICLE BODY
- FRONT TIRES
- VEHICLE PATH
- VEHICLE CLEARANCE (300mm)
- VEHICLE CLEARANCE (600mm)
- VEHICLE
- 5KM/H DESIGN SPEED

N

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4 3 2 1
SCALE 1:400

PROJECT

10 SIGG STREET, SOUTH GLADSTONE

CLIENT

FAB IDEAS

DRAWING TITLE

RCV SWEPT PATH ASSESSMENT

DRAWING NUMBER

MOD24747QLD - SK06

DATE	REVISION
25 SEPT 2025	E

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B	A.E.H	B.F	10/07/25	DESIGN REVIEW
C	A.E.H	B.F	16/07/25	FINAL DESIGN
D	A.E.H	B.F	07/08/25	FINAL DESIGN

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DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2509-47948 SRA
Council reference: DA/67/2025
Applicant reference: Q25227

2 October 2025

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680
info@gladstone.qld.gov.au

Attention: Zayra Gomez Rodriguez

Dear Zayra,

SARA referral agency response—45 French Street, South Gladstone

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 2 September 2025.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	2 October 2025
Advice:	Advice to the applicant is in **Attachment 1**
Reasons:	The reasons for the referral agency response are in **Attachment 2**

Development details

Description:	Development permit	Material Change of Use Multiple Dwellings (20 units)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) - Material change of use of premises near a state transport corridor	

Fitzroy/Central regional office
Level 2, 209 Bolsover Street,
Rockhampton
PO Box 113, Rockhampton QLD 4700

Document Set ID: 6499056
Version: 1, Version Date: 07/10/2025

SARA reference:	2509-47948 SRA
Assessment manager:	Gladstone Regional Council
Street address:	45 French Street, South Gladstone
Real property description:	Lot 16 on CTN1409
Applicant name:	The Shelter Collective Group Ltd
Applicant contact details:	C/- Zone Planning QLD PO Box 3805 BURLEIGH TOWN QLD 4220 eflett@zoneplanning.com.au
Human Rights Act 2019 considerations:	Consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sarah Poon, Planner, on 3452 6775 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc The Shelter Collective Group Ltd,
C/- Zone Planning QLD, eflett@zoneplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Document Set ID: 6499056
Version: 1, Version Date: 07/10/2025

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP), (version 3.3). If a word remains undefined it has its ordinary meaning.

Document Set ID: 6499056
Version: 1, Version Date: 07/10/2025

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:
    - State code 1: Development in a state-controlled road environment.

- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
    - will not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
    - will not adversely impact the structural integrity or physical condition of state-controlled roads and road transport infrastructure,
    - will not adversely impact the function and efficiency of state-controlled roads

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version [3.3], as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

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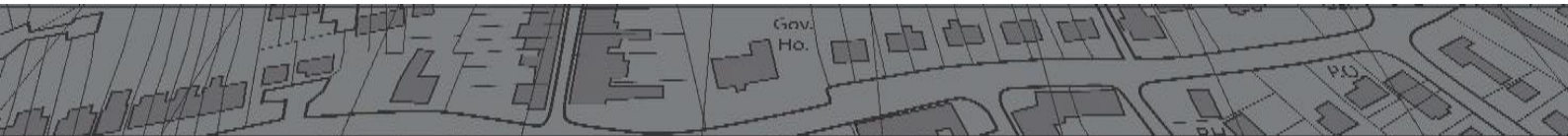
Attachment 3— Representations about a referral agency response provisions

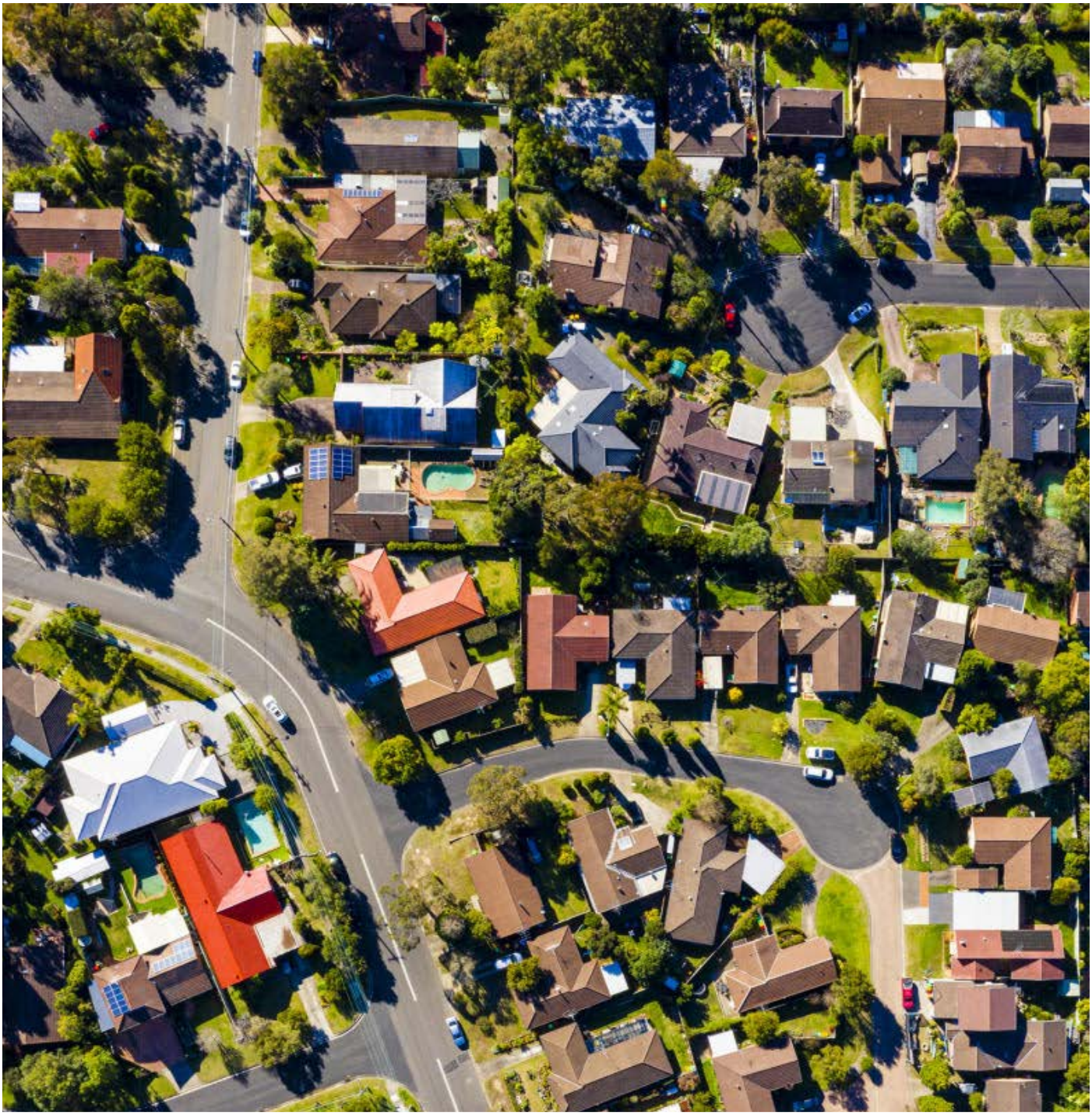
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Document Set ID: 6499056
Version: 1, Version Date: 07/10/2025

ATTACHMENT 2

Rental Affordability Snapshot – Regional Reports 2025





RENTAL AFFORDABILITY SNAPSHOT

REGIONAL REPORTS 2025 \ SIXTEENTH EDITION

Anglicare Australia
in every Community



RENTAL AFFORDABILITY SNAPSHOT

Collated Regional Reports 2025

SIXTEENTH EDITION

Anglicare Australia
in every Community

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Snapshot: Anglicare NSW South, NSW West & ACT – ACT, Capital Region, Far West and Orana, Riverina and Murray

Introduction

Poverty and disadvantage are complex and can affect many areas of a person's life, meaning that a holistic approach is required to break the cycle of poverty. Anglicare NSW South, NSW West & ACT strives to meet critical needs and help our clients move towards positive long-term outcomes through various services:

- **Social and Affordable Housing:** working to increase social and affordable housing, particularly in vulnerable rural communities, and providing subsidised rental units for aged pensioners
- **Crisis Support:** providing crisis support to vulnerable individuals and families who are experiencing homelessness, family violence, financial hardship, and other forms of crisis
- **Disaster Relief:** providing assistance through effective and coordinated services in response to natural and man-made disasters (such as bushfires, floods, storms, major accidents, and throughout the COVID-19 pandemic), and facilitating government grants to assist in rebuilding housing to support communities to recover from disasters
- **Emergency Relief:** providing essential food and everyday items, and other food assistance programs, as well as low-cost recycled clothing and household items
- **Financial Counselling:** throughout the Riverina region, Snowy Valleys, and NSW South Coast, as well as interest-free loans to support people to buy household items and pay for essential services
- **Community Programs:** Health care services, youth engagement programs, parenting support, and life skills development, as well as providing a professional pastoral presence, spiritual and emotional care
- **Trauma-informed care**: offering specialised trauma-informed care through integrated and innovative programs that meet vulnerable individuals' needs

Methodology

Every year Anglicare NSW South, NSW West & ACT tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household

type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15 March 2025, 1,978 private rentals were advertised for rent in ACT, Capital Region, Far West and Orana, Riverina and Murray. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 43 (two percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 260 (13 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
43	260

Table 1: Rental Affordability, ACT, Capital Region, Far West and Orana, Riverina and Murray], by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	13	1%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	27	1%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	4	0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%
6	Single	Age Pension, Pension supplement and Energy supplement	6	0%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	4	0%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	235	12%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	76	4%
13	Single	Minimum Wage	21	1%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	76	4%
	Total No of Properties	1,978		

Discussion

In ACT, Capital Region, Far West and Orana, Riverina and Murray, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that no rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford one percent of rentals. Single parents out of work face even tougher odds, with affordability at just zero percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse can afford none of the rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford just four rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only one percent of rentals were affordable. Single retirees have it even worse, with zero percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only one percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 88 percent of rentals we surveyed.

Rental affordability is especially a growing issue in the Australian Capital Territory (ACT) and Queanbeyan. Data from this year's Snapshot shows that only families with two parents in full-time work would be able to afford any rentals in this region Even then, a family with two parents in full-time work would only be able to afford one percent of rentals in the ACT and Queanbeyan.

In terms of rental legislation, the ACT has some of the most protective rental legislation in the country. The government has banned no-cause evictions and introduced rent control measures.[ii] However, our Snapshot indicates that until bolder choices are made by governments to play a role in providing affordable homes, housing precarity will continue to plague families on low incomes.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across ACT, Capital Region, Far West and Orana, Riverina and Murray, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for ACT, Capital Region, Far West and Orana, Riverina and Murray

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has shown that we have a shortfall of social and affordable rentals across our region, and that number is expected to grow by 2036:

- Capital Region: 5,100
- Far West and Orana: 3,000
- Murray: 3,100
- Riverina: 3,700
- ACT: 8,500[iii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare NSW South, NSW West & ACT is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] ACT Government (2025) The Renting Book.

[iii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Snapshot: Anglicare Central West – Central West NSW

Introduction

Anglicare Central West supports people in the Central West region of New South Wales, providing services across 63,262km^2. Some of these programs are Community Pantries (including The Church Pantry at Bathurst), Chaplains and Emergency Relief Support (including Orange Emergency Relief Service). We also offer a national no interest loan scheme (NILS) for those who cannot access mainstream credit from our Dubbo site, which can be used together with the Emergency Relief services.

Methodology

Every year Anglicare Central West tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15 March 2025, 392 private rentals were advertised for rent in Central West New South Wales. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 34 (9 percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 131 (33 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
34	131

Table 1: Rental Affordability, Central West NSW, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	14	4%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	5	1%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	23	6%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	11	3%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	2	1%
6	Single	Age Pension, Pension supplement and Energy supplement	3	1%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	1	0%
8	Single	JobSeeker Payment and Energy Supplement	1	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	120	31%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	56	14%
13	Single	Minimum Wage	12	3%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	56	14%
	Total No of Properties	392		

Discussion

In Central West NSW, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that only one rental was affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford four percent of rentals. Single parents out of work face even tougher odds, with affordability at just one percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse can afford no rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford zero percent of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only six percent of rentals were affordable. Single retirees have it even worse, with one percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only three percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 69 percent of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across Central West NSW, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for Central West NSW

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has predicted that by 2036, we will have a shortfall of 5,300 social and affordable rentals across Central West NSW.[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare Central West is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Snapshot: Anglicare New England North West – New England and North West NSW

Introduction

Anglicare New England North West provides social services in the New England North West region of NSW, covering Tamworth, Armidale, Inverell, Tenterfield, Narrabri and Moree; and outreach services to surrounding towns such as Glen Innes, Boggabilla, Mungindi, Gunnedah and Wee Waa.

Among the communities Anglicare serves, there are a number of people surviving on low incomes and facing high levels of unemployment. The services Anglicare provides assist people living with relationship stress, addiction, depression and mental health issues. Services include Families and Relationship Services; Family Law Counselling; Financial Counselling and Psychosocial Support Services for those with Mental Health issues.

Anglicare New England North West amalgamated into Anglicare Sydney on 1 July 2018.

Methodology

Every year Anglicare New England North West tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15 Match 2025, 371 private rentals were advertised for rent in New England and North West NSW. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 46 (12 percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 184 (50 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
46	184

Table 1: Rental Affordability, New England and North West NSW, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	4	1%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	2	1%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	34	9%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	8	2%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	1%
6	Single	Age Pension, Pension supplement and Energy supplement	17	5%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	7	2%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	159	43%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	50	13%
13	Single	Minimum Wage	27	7%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	50	13%
	Total No of Properties	371		

Discussion

In New England and North West NSW, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that no rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford one percent of rentals. Single parents out of work face even tougher odds, with affordability at just one percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse can afford zero percent of rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford two percent of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only nine percent of rentals were affordable. Single retirees have it even worse, with five percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only seven percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 57 percent of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across New England and North West NSW, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for New England and North West NSW

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has modelled that by 2036, there will be a shortfall of 5,500 social and affordable rentals across New England and North West NSW.[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare New England and North West NSW is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Snapshot: Newcastle Anglican – Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions

Introduction

Newcastle Anglican is a faith-based organisation, serving the people of the Hunter, Central Coast and Mid North Coast regions. Our work takes place on the lands of various Aboriginal nations to whom we offer our respect.

Our vision is for people to flourish because of what we do, inspired by the way of Jesus. It's through our 54 parishes, agencies, and schools that our vision is brought to life.

Since 1947, the Anglican Diocese of Newcastle has offered a Christian presence to our people and communities. Our four schools provide quality education and an inclusive learning environment offering exceptional educational opportunities to more than 3,000 students. Through Anglican Care and Samaritans, we provide aged care, disability services, crisis and community support across several regions throughout New South Wales.

Samaritans offer a wide range of community support services that meet the unique needs of the local communities within Newcastle Anglican.

These services aim to help those in need and provide dedicated support that facilitates their wellbeing while ensuring they continue to remain active members of the community.

A range of Samaritans support services can be accessed by individuals or families which include youth services, adult services, assistance with homelessness and accommodation, foster care for children and support for domestic and family violence.

Methodology

Every year Newcastle Anglican tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15 March 2025, 1,976 private rentals were advertised for rent in Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 38 (1.9 percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 185 (9.4 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
38	185

Table 1: Rental Affordability, Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	0	0%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	9	0%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
6	Single	Age Pension, Pension supplement and Energy supplement	29	1%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%
8	Single	JobSeeker Payment and Energy Supplement	2	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	118	6%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	12	1%
13	Single	Minimum Wage	67	3%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	12	1%
	Total No of Properties	1,976		

Discussion

In Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that only two rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

People out of work are also facing a dire situation. An out-of-work couple with two children can afford zero percent of rentals. Similarly, single parents are unable to afford any properties. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse can afford no rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford no rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only nine rentals were affordable. Single retirees were able to afford one percent of rentals. Even then, those listings were rooms in share houses largely geared toward students. While these properties may appear affordable on paper, in practice, they're out of reach for older Australians.

Working people are hardly better off. Despite the higher proportion of sharehouses (approximately 10 percent) in these regions compared to the national average (2 percent), the situation remains bleak. A single person working full-time on the minimum wage could afford just 3 percent of rentals. This stark figure highlights just how severe the rental crisis is for singles across the country.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for Newcastle, Hunter, Lake Macquarie, Central Coast and Mid Coast regions

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has shown that we have a shortfall of social and affordable rentals across our region, and that number is expected to grow by 2036:

- Newcastle and Lake Macquarie: unmet need 6,300 at 2016, increasing to 8,500 by 2036.
- Hunter Valley: unmet need 5,800 at 2016, increasing to 7,300 by 2036.
- Mid-North Coast: unmet need 2,500 at 2016, increasing to 7,300 by 2036 (note that this includes areas outside the regions covered by this report).[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Newcastle Anglican is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Snapshot: Anglicare North Coast– North Coast NSW

Introduction

Anglicare North Coast spans a diverse region from Port Macquarie in the south to Tweed Heads in the north. We offer a broad range of services focused on resilience-building and social equity. These include Community Housing, Financial Counselling, Problem Gambling Support, Emergency Relief, Disaster Recovery, and the Next Level and Multicultural Hub programs.

Our region is a mix of regional cities and smaller, more isolated townships. Infrastructure outside of major centres is limited, with poor public transport increasing the reliance on private vehicles, compounding the cost-of-living pressures for residents on low incomes.

The North Coast rental crisis has reached critical levels, with just 0.7% of rentals now affordable for those on income support. Three years after devastating floods, our communities continue to face unprecedented housing challenges. Many households remain displaced or in unstable housing, while others have left the region altogether. The slow pace of buyback programs, coupled with a limited supply of social housing, has left the private rental market overburdened. Along with the significant drop this year in total properties available, affordable options remain scarce for people on income support or in low-wage employment.

In response to persistent housing stress in flood-impacted areas, Anglicare North Coast continues to operate a community Hub in Chinderah. The Hub provides a regular low-cost food pantry, men's and women's lunches, and access to emergency relief and visiting services. Demand for these supports remains high, reflecting the long-term impact of housing instability on local residents. We are proud of our continuing partnership with Resilient Uki which strengthens community preparedness through local training and resources. These efforts align with our broader role in addressing housing vulnerability through place-based, community-led responses.

We also supported the early development of other local initiatives that emerged after the 2022 floods. This included seed funding and material support for Wardell CORE, now operating as a neighbourhood centre, and Murwillumbah CORE, which is still providing resilience and recovery support.

Methodology

Every year Anglicare North Coast tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each

household type and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15th March 2025, 730 private rentals were advertised for rent on the North Coast NSW. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 4 (0.5%) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 62 (8.5%) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

In 2024, 11 properties were affordable for households on income support and 113 for those on minimum wage. The 2025 Snapshot confirms that not only are very few properties affordable, but fewer are available at all.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
4	62

Table 1: Rental Affordability, North Coast NSW, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	2	0%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	3	0%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
6	Single	Age Pension, Pension supplement and Energy supplement	0	0%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	62	8%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	12	2%
13	Single	Minimum Wage	0	0%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	12	2%
	Total No of Properties	730		

AVAILABILITY OF AFFORDABLE AND APPROPRIATE RENTAL PROPERTIES, BROKEN DOWN BY REGIONS IN THE NSW NORTH COAST OF NSW, AND BY HOUSEHOLD TYPE										
Regions surveyed	BALLINA	BYRON	CASINO	CLARENCE	COFFS	KEMPSEY	LISMORE	NAMBUCCA	PORT MAC	TWEED
Total number of properties	52	60	23	65	162	44	56	53	114	102
Couple, 2 children Jobseeker	0	0	1	0	0	0	0	0	1	0
Single, 2 children, Parenting Payment	0	0	1	0	0	0	0	0	0	0
Couple, Age Pension	0	0	0	0	0	0	2	1	0	0
Single, 1 child, Parenting Payment	0	0	1	0	0	0	0	0	0	0
Single, 1 child, Jobseeker	0	0	0	0	0	0	0	0	0	0
Single, Age pension	0	0	0	0	0	0	2	0	0	0
Single, 21 +, Disability Support Pension	0	0	0	0	0	0	0	0	0	0
Single, Jobseeker	0	0	0	0	0	0	0	0	0	0
Single, 18 +, Youth Allowance	0	0	0	0	0	0	0	0	0	0
Single (sharing), Youth Allowance	0	0	0	0	0	0	0	0	0	0
Couple, 2 children, Min wage, FTB A&B	0	0	11	15	0	12	7	11	6	0
Single, 2 children, Min wage, FTB A&B, Parenting Payment	0	0	4	5	0	0	2	0	1	0
Single, Min wage	0	0	0	0	0	0	0	0	0	0
Couple, 2 children, Min wage, Parenting Partnered FTB A&B	0	0	4	5	0	0	2	0	1	0

Discussion

In North Coast NSW, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

The North Coast faces unique regional pressures. This region has become one of the most desirable places to live in the country, attracting internal migration from cities and retirees seeking lifestyle change. The Northern Rivers region, part of the North Coast, has been recognised as the fastest-growing region in the state, with an expected population increase of approximately 76,200 residents by 2036.

The regional breakdown highlights stark contrasts in affordability across North Coast NSW. Inland towns like Casino show modest affordability for some household types, while coastal locations such as Byron, Ballina, and Tweed consistently show zero affordability—even for working families. This reflects the well-documented coastal premium on rents, driven by tourism, short-term letting, and high in-migration. However, inland affordability is not a simple solution. Towns like Casino often lack the infrastructure, transport options, and service networks available in larger coastal centres. For low-income households—especially those with children, disabilities, or limited

mobility—relocation to inland areas can mean reduced access to jobs, education, and support. Affordability without opportunity risks reinforcing disadvantage rather than alleviating it.

Natural disasters have compounded housing challenges in the region. It has been one of the hardest hit areas, particularly by the 2022 floods, which destroyed homes, displaced communities, and placed long-term strain on already limited infrastructure. Seven percent of the properties advertised in the Lismore area have been marked as impacted by floods which places their ongoing availability as risk. The two forces - disaster impact and population influx - have collided in the rental market, where demand far outstrips supply. This makes it even harder for people on low incomes to compete, recover, or remain in their own communities.

This year's Snapshot reveals a worsening trend. The number of rental listings dropped by more than 20% compared to 2024, shrinking from 924 to 730 properties. While fluctuations in rental listings are not uncommon, a decline of this size - nearly 200 properties-raises serious concerns.

The decrease in available rentals likely stems from multiple factors. It suggests that properties may be either being sold, converted to short-term holiday lets, or withheld from the rental market entirely due to investor caution or insurance complications still lingering from the flood recovery period. Regardless of the cause, the impact is felt most acutely by people with the least power in the housing system: those on low incomes.

Affordability has declined significantly since last year. In 2024, 1.2% of listings were affordable to those on income support. This year, it's just 0.5%. For those on minimum wage, affordability dropped from 12.2% to 8.5%. In real terms, that means fewer homes for more people competing-a situation that deepens insecurity and pushes many to the brink.

The data only captures part of the housing crisis reality. The Snapshot assumes full-time income where applicable, but casual work is now common across many sectors—particularly for women, migrants, and young people. Those on fluctuating incomes or short contracts face even higher housing stress than the data suggests.

Competition for affordable homes creates additional barriers. The Snapshot doesn't capture the competition for available homes. An "affordable" property may attract dozens of applications, pricing out tenants without strong rental histories or reliable documentation.

People on JobSeeker face non-existent housing options. People on income support, especially those who are out of work, have very few options. We found that just no rental property was affordable for a single person on JobSeeker. This includes shared housing. The ongoing shortage of affordable rentals forces people to make difficult trade-offs between housing and essentials like food, medicine, and transport—or to rely on informal and often unstable living arrangements.

Families out of work face a particularly dire situation. This year, only one property was affordable for a couple with two children relying on Parenting Payment Single. For a single parent without paid work, there were no affordable listings at all. This stark absence of suitable housing helps explain the link between low-income support rates and child poverty. One in six children in Australia lives in poverty, with children in JobSeeker-dependent households facing significantly greater risk.

Young people remain the most disadvantaged in the housing market. A person on Youth Allowance seeking a sharehouse had zero affordable options. Youth Allowance is the lowest of all government income support payments, and year after year the Snapshot confirms that young people are locked out of the housing market entirely.

People with disabilities face compounded challenges. No properties across the region were affordable for a person on the Disability Support Pension. Moreover, even if there were any affordable properties, many properties may not meet the physical access or proximity needs of people with disability. This further restricts independence and community participation.

Older Australians are increasingly vulnerable to housing stress. Couples on the Age Pension could afford just three properties across the entire North Coast, representing only 0.4% of total listings. Single retirees could afford none. Despite being one of the most stable and predictable income groups, many older renters remain highly vulnerable to price shocks and eviction.

Even full-time workers struggle to find affordable housing. A single adult working full-time on minimum wage could afford very few properties across the entire region. Dual-income families with two children had slightly more options but were still locked out of over 90% of all listings. These results challenge the assumption that employment alone is a reliable pathway out of housing stress.

This data represents a critical housing emergency. This is a wake-up call. For people on low incomes, the idea of finding a secure, affordable home in the private rental market has become a fiction. Without urgent government action, housing stress will only deepen, with growing social, health, and economic consequences across our region.

Policy Implications

Raising JobSeeker and related payments over the poverty line

The continuing unaffordability of rentals for those on JobSeeker and related payments is driving poverty and homelessness. Raising these rates above the poverty line is not only urgent but essential to ensure people can live with dignity and access basic housing.

More social and affordable homes for North Coast NSW

We are facing a major shortfall of affordable homes. According to the Australian Housing and Urban Research Institute, the Mid North Coast, Coffs Harbour–Grafton, and Richmond–Tweed regions face a shortfall of 16,200 social and affordable rentals—a figure projected to grow to 19,900 by 2036. This deficit demands a sustained and coordinated investment from state and federal governments.

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

The 2025 Snapshot paints a bleak but familiar picture: our private rental market is not working for people on low incomes.

Despite small fluctuations in supply, affordability continues to decline. Most of the community simply cannot afford to live near work, family, or support networks—especially those recovering from floods, those living with disability, or those working low-wage jobs.

Anglicare North Coast continues to advocate for urgent action: to raise income support payments and to significantly increase the stock of social and affordable housing. Everyone deserves a safe and stable home—not just a roof over their head, but a place to live and belong.

The market alone cannot fix this. It is time for targeted public investment and policy reform to deliver homes for people—not just for profit.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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Snapshot: Anglicare Sydney – Greater Sydney and the Illawarra

Introduction

Anglicare Sydney's Rental Affordability Snapshot covers Greater Sydney[1] and the Illawarra Region (including Shoalhaven and the Southern Highlands).[2] The aim of the Snapshot is to highlight issues of affordability and appropriateness for people on low incomes in rental accommodation.

According to the 2021 Census, there were over 1.8 million households in Sydney (including the Central Coast) and almost 180,000 in the Illawarra and surrounds – collectively accounting for about two-thirds (69%) of households in NSW. Nearly one-third of households in Sydney (32%) and over one-fifth of households in the Illawarra (22%) were privately renting their home.

Anglicare Sydney provides a wide range of services to people in Greater Sydney (not including the Central Coast), the Illawarra, Southern Highlands and Shoalhaven areas. We provide social and affordable housing for over 700 low-income residents, many of whom are women over 65 years of age, who were homeless or at risk of homelessness before moving into our housing. Anglicare Sydney also provides food and financial assistance to low-income households. Many private renters who come to our service are requiring more assistance with rental arrears than in previous years, especially households relying on income support payments.

Methodology

Every year, as part of Anglicare Australia's Rental Affordability Snapshot, Anglicare Sydney reviews rental affordability for low-income households across Greater Sydney and the Illawarra. We do this by identifying all residential properties listed for rent on *realestate.com.au* on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes. These household types include:

- Single people receiving the Disability Support Pension, Youth Allowance, JobSeeker, Age Pension or the minimum wage (6 household types);
- Single parents with one or two children receiving the Parenting Payment, JobSeeker or minimum wage (4 household types);
- Couples without children on the Age Pension (1 household type); and
- Couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources (3 household types).

To test whether listings are affordable, we calculate the income for each household type using government data. We use these figures to calculate the maximum affordable rent for each household type and compare that against listed properties which are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent should be no more than 30 percent of the household budget to be truly affordable for people on low incomes.

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[1] Greater Sydney is here defined as the Sydney Greater Capital City Statistical Area (GCCSA) plus the Lithgow region (postcodes 2790, 2845 and 2847). It should be noted that Central Coast data has been excluded from this summary as it is within the Newcastle Diocese. Anglicare Sydney has also prepared a second report which includes the Central Coast of NSW; this second report and regional data tables can be viewed at www.anglicare.org.au

[2] The Illawarra Region is here defined as the Illawarra Statistical Area Level 4 (SA4), plus the Southern Highlands and Shoalhaven SA4. Postcodes 2536, 2579 and 2622 have been excluded from the Illawarra Region as these are part of Anglicare NSW South, NSW West and ACT.

Findings

On the Snapshot weekend of 15-16 March 2025, **12,733** private rentals were advertised for rent in Greater Sydney and the Illawarra. While a property could be affordable and appropriate for more than one household type, each unique property has only been counted once in the following tables. To this end, we found that in Greater Sydney and the Illawarra:

- **16 (0.1%)** unique properties were affordable and appropriate for people living on income support payments without placing them into housing stress. The majority of these properties were in Greater Sydney (n=15), with one in the Southern Highlands/Shoalhaven and none in the Illawarra.
- **227 (2%)** unique properties were affordable and appropriate for people living on the minimum wage without placing them into housing stress. The majority of these properties were in Greater Sydney (n=187), with the remainder in the Southern Highlands/Shoalhaven (n=37) and the Illawarra (n=3).

Among households receiving **income support payments**, single people on the Age Pension had the largest number of affordable and appropriate properties available to them across Sydney and the Illawarra (n=10), followed by couples on the Age Pension (n=5), couples with two children receiving JobSeeker Payment (n=2) and single people on the Disability Support Pension (n=1). No suitable properties were found for single parents with two children on the Parenting Payment, single parents with one child on either JobSeeker or Parenting Payment, or single people on JobSeeker or Youth Allowance.

Results revealed that **minimum wage earners** had a greater chance than people on benefits of obtaining housing without being put under rental stress. Prospects were best for couple families where both partners earned the minimum wage (n=208). Single people earning the minimum wage could afford only 19 appropriate properties.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
16	227

Table 1: Number of Affordable and Appropriate Private Rental Properties in Greater Sydney and the Illawarra, by household type

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both adults), Energy Supplement, FTB A & FTB B	2	0.02%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Pension Supplement, Pharmaceutical Allowance, FTB A & FTB B	0	0%
3	Couple, no children	Age Pension, Energy Supplement & Pension Supplement	5	0.04%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Pension Supplement, Pharmaceutical Allowance, FTB A & FTB B	0	0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A & FTB B	0	0%
6	Single	Age Pension, Energy Supplement & Pension Supplement	10	0.08%
7	Single aged over 21	Disability Support Pension, Energy Supplement & Pension Supplement	1	0.01%
8	Single	JobSeeker Payment & Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance & Energy Supplement	0	0%
10	Single in share house	Youth Allowance & Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) & FTB A	208	1.63%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Pension Supplement, Pharmaceutical Allowance, FTB A & FTB B	22	0.17%
13	Single	Minimum Wage	19	0.15%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (one adult), Parenting Payment Partnered, Energy Supplement, FTB A & FTB B	22	0.17%
	Total No. of Properties	12,733		

Share accommodation is an important source of housing for single people on low incomes. On the Snapshot weekend, an indicative search of share accommodation advertised on the website *Flatmates.com.au* was undertaken for the Sydney region and the Wollongong region.[3] Of the 3,054 share properties advertised in the Sydney region, 95 were affordable for a single person on the Age Pension and 225 were affordable for a single person on the minimum wage. Four share properties were affordable for a single person on the JobSeeker Payment and only one share property was affordable for a person on Youth Allowance. In the Wollongong region, 7 out of 80 share houses were affordable for a person on the Age Pension and 20 were affordable for a person on the minimum wage. Only one share property was affordable for a person on JobSeeker or Youth Allowance. No analysis of appropriateness was conducted on these share-houses. From a more detailed analysis of the *Flatmates* website conducted in 2020,[4] it is likely that a significant proportion of the listings would be inappropriate for the single person households in this Snapshot, for example, sharing a bedroom, or having conditions attached (e.g. females or students only).

The total number of share houses advertised on the *Flatmates* platform in Sydney and Wollongong increased by 18%, from 2,645 in 2024 to 3,134 in 2025. Since 2023, the number of share houses has more than doubled. However, the proportion of share houses which were affordable for a single person on the Age Pension has remained at 3% or lower in the last three Snapshots. In the same period, the proportion affordable for a person on the minimum wage has been 9% or lower. Shrestha *et al*. (2023) found that the median rent for share accommodation in Sydney advertised on the *Flatmates* website in August 2022 was $300 per week,[5] which is unaffordable for any single person living on benefits or the minimum wage in this study.

Discussion

The findings above show how difficult it is for people in Greater Sydney and the Illawarra regions of NSW living on low incomes to find appropriate and affordable rental accommodation. The situation is particularly difficult for people living on income support payments. Our Snapshot found that there were only two properties affordable and appropriate for a couple with two children living on the JobSeeker Payment, and no properties affordable and suitable for other households living on JobSeeker, Youth Allowance or Parenting Payment Single.

Within Greater Sydney, the affordable and appropriate rental properties for households dependent upon income support payments were in the Western Sydney (n=9), Sydney CBD & Surrounds (n=3), Greater Parramatta (n=1), South (n=1)[6] and Lithgow (n=1) districts. There were no affordable and appropriate properties located in the North district of Sydney. There were no suitable properties in the Illawarra and only one in the Southern Highlands/Shoalhaven. These results confirm that, rather than presenting a cheaper housing alternative for households dependent upon government benefits, areas outside metropolitan Sydney such as the Illawarra and Shoalhaven also face their own critical lack of affordable and appropriate housing.

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[3] Flatmates regions used

[4] Bellamy, J., Andersen, P. and Bijen, G. (2020) *Rental Affordability Snapshot 2020: Greater Sydney and the Illawarra.* Anglicare Sydney. https://www.anglicare.org.au/research-and-advocacy/

[5] Shrestha, P., Gurran, N. & Nasreen, Z. (2023) From *flatmates* to *realestate*? *Platform capitalism* and the transformation of share housing. *Digital Geography and Society*, 5.

[6] The five districts of Greater Sydney were those used by the NSW Department of Planning, Housing and Infrastructure; however, Western City is here renamed Western Sydney, Central City is here renamed Greater Parramatta and Eastern City is here renamed CBD & Surrounds. See https://www.planning.nsw.gov.au/Plans-for-your-area/A-Metropolis-of-Three-Cities#inPageNav-2

Affordable and appropriate rental properties for minimum wage households in this study were largely located in the Western Sydney (n=87) and Greater Parramatta (n=68) districts of Greater Sydney. In the Lithgow region, 20 suitable properties were identified and 8 in the South district, three in the CBD & Surrounds, and one in the North district of Sydney. A further 37 suitable properties were available in the Southern Highlands and Shoalhaven and three in the Illawarra region. Across Greater Sydney and the Illawarra, far fewer properties were available for a couple with children where only one of the partners was earning the minimum wage (n=22) or for a single parent earning the minimum wage (n=22) than for a couple with two children where both partners earned the minimum wage (n=208). This shows that unaffordable rentals and, hence, situations of rental stress are the norm for any household where there is only one, minimum wage income.

This year's Snapshot weekend had a higher number of properties listed for rent in Greater Sydney and the Illawarra than last year, from 10,160 in 2024 to 12,733 in 2025, an overall increase of 25%. However, the number of listings is still far below the pre-pandemic number of 22,911 in 2019. In both 2025 and 2024, the proportion of affordable properties for people reliant on government benefits was only 0.1% of overall listings and the proportion of affordable properties for people on the minimum wage was 2% of overall listings.

Sydney is the most expensive capital city rental market in Australia for both houses and units. The median rent for houses across Greater Sydney in the March quarter of 2025 showed an annual increase of +3.3% to $775 per week and units increased by +3.6% to $725 per week. In Wollongong, the median rent for houses increased by +4.5% to $700 per week. In the Shoalhaven, the median rent for houses was $570 per week.[7] Rents in all areas remain high compared with income support payments and wages.

The crisis in the private rental market in Sydney and the Illawarra has been exacerbated by a post-pandemic influx of overseas migrants and international students. However, net overseas migration, including the arrival number of international students, has eased since last year.[8] Three in five international students are housed in the private rental market, and account for 6% of private renters in NSW.[9] A decrease in household size during the pandemic due to a demand for more space during lockdowns and for working from home[10] is beginning to reverse due to affordability constraints, forcing people to form larger share households or delay moving out from the family home.[11] On the supply side, dwelling completions are lower than prior to the pandemic due to pressures on the building industry including supply chain issues, higher interest rates and labour shortages. Land availability is also an issue for the building of new dwellings.[12] These factors have together resulted in vacancy rates of 1.3% in Sydney and 0.9% in Wollongong in March 2025, which are slightly higher than last year but nevertheless remain very low.[13]

In conclusion, this year's Snapshot in Greater Sydney and the Illawarra shows very few affordable housing options for people reliant upon Government income support payments, a situation which remains unchanged since last year's Snapshot despite a higher number of rental listings. Regardless of large fluctuations in the number of listings, for more than a decade the Rental Affordability Snapshot has consistently shown that renting in the private market is unaffordable for

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[7] Domain (2024) *March 2025 Rental Report*. https://www.domain.com.au/research/rental-report/march-2025/

[8] Australian Bureau of Statistics (2024) *Overseas Migration, 2023-24 financial year*, https://www.abs.gov.au/statistics/people/population/overseas-migration/2023-24

[9] Mandala (2024) *Beyond the Visa Cap: Why restricting international students won't solve Australia's housing crisis*. Student Accommodation Council, https://mandalapartners.com/reports/beyond-the-visa-cap

[10] Agarwal, N., Gao, R. & Garner, M. (2023) *Renters, Rent Inflation and Renter Stress*. RBA Bulletin, March 2023, https://www.rba.gov.au/publications/bulletin/2023/mar/renters-rent-inflation-and-renter-stress.html

[11] Corelogic (2025) *Quarterly Rental Review Report, Released April 2025*, https://www.corelogic.com.au/news-research/reports/quarterly-rental-review

[12] National Housing Supply and Affordability Council (2024) *State of the Housing System 2024*, https://nhsac.gov.au/reports-and-submissions/state-housing-system-2024

[13] SQM Research (2025) *Residential Vacancy Rates.* https://sqmresearch.com.au/graph_vacancy.php?region=nsw%3A%3ASydney&type=c&t=1

people living on Government benefits. For households on the minimum wage, the number of affordable rental properties has dropped precipitously by 84% in five years, further limiting their options in a tight rental market and pushing them into housing stress. These results support the conclusion that there is a crisis in the private rental market,[14] especially for people surviving on low incomes.

Policy Implications and Recommendations

Raise JobSeeker and related payments

This year's Snapshot has shown that there are very few or no affordable and appropriate properties for renters reliant on the JobSeeker Payment, Youth Allowance or Parenting Payment in Sydney and the Illawarra. As of 2024, Australia had the lowest unemployment payments as a percentage of average earnings in the OECD.[15] Since the 1990's, the value of income support payments such as JobSeeker and Youth Allowance has eroded against the minimum wage, the average wage and an adequate standard of living, due to the indexation of support payments against the Consumer Price Index (CPI).[16] Approximately 60% of households reliant on JobSeeker in Australia live in poverty.[17]

The Commonwealth Rent Assistance (CRA) payment, a fortnightly payment available to those receiving income supports to supplement rental payments, has not kept pace with increasing rents.[18] Even after receiving rent support payments, 58% of JobSeeker recipients and 75% of Student Youth Allowance recipients are still paying at least 30% of their income in rent. More than 200,000 recipients of CRA in Australia are still using more than half of their income for rent.[19]

The Federal Government should greatly increase the rate of JobSeeker to 90% of the Age Pension. According to the Economic Inclusion Advisory Committee, this would return $1.24 in economic and health benefits for every dollar spent.[20] In addition, the maximum rate of CRA should be greatly increased by 50% for couples, and 40% for singles. This would help alleviate housing stress for 700,000 income support recipients as well as 190,000 age pensioners. CRA should be indexed against the cheapest 25% of rentals in each capital city to reflect the true rental costs.[21]

Increase social and affordable housing in Sydney and the Illawarra

There is a significant shortfall of social and affordable housing in Australia. From the 2021 Census, more than 640,000 Australian households were in housing stress or homeless. By 2041 Australia is expected to have a shortfall of 940,000 affordable and social housing properties based on unmet

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[14] Longview and PEXA (2023) *Private Renting in Australia – a broken system*. White Paper 2. https://longview.com.au/whitepaper-private-renting-in-australia-a-broken-system

[15] Bankwest Curtin Economics Centre. (2024). *Child poverty in Australia 2024. The lifelong impacts of financial deprivation and poor-quality housing on child development*. https://bcec.edu.au/publications/child-poverty-in-australia-2024/

[16] Nicholas, J. (2021) *Why jobseeker is stuck 'in the early 90s' and leaving Australians behind*. The Guardian, 5 Mar 2021, https://www.theguardian.com/news/datablog/2021/mar/05/why-jobseeker-is-stuck-in-the-early-90s-and-leaving-australians-behind

[17] ACOSS and UNSW. (2023). *Poverty in Australia 2023: Who is affected*. https://povertyandinequality.acoss.org.au/poverty-in-australia-2023-who-is-affected/

[18] Productivity Commission. (2022). *In need of repair: The National Housing and Homelessness Agreement*. https://www.pc.gov.au/inquiries/completed/housing-homelessness/report

[19] Economic Inclusion Advisory Committee (2025). *2025 report to government*. https://www.dss.gov.au/committees/resource/economic-inclusion-advisory-committee-2025-report

[20] Ibid

[21] Coates, B., Bowes M. & Moloney, J. (2025). *Renting in retirement: Why rent assistance needs to rise*. The Grattan Institute. https://grattan.edu.au/report/renting-in-retirement-why-rent-assistance-needs-to-rise/

housing need.[22] The waiting list for social housing in NSW continues to grow. As of March 2025, there were 65,853 households on the social housing waiting list, up from 57,401 in March 2024.[23] Currently, social housing stock makes up around 4% of all housing in Australia, down from 6% in the mid-1990s and below the current OECD country average of 7%.[24]

Recently there have been some welcome changes to housing policy from both the Federal and NSW Governments. The Federal Government's Housing Australia Future Fund (HAFF), introduced in 2021, will be used to support 20,000 new social homes and 10,000 new affordable homes.[25] However, assuming targets are met, 4,000 new social homes per year will still fall short of the significant social and affordable housing need in Australia.[26] The Federal Government should double the size of the HAFF, thereby doubling the number of social and affordable houses being delivered over the next 5 years. The National Housing and Homelessness Agreement should also be reformed to ensure there is a clear framework for long-term investment and policy coordination across all levels of government with ambitious targets and a goal of zero homelessness.

The NSW Government's new Low and Mid-Rise Policy is expected to deliver 112,000 new homes, a step towards NSW's commitment under the Housing Accord.[27] Other State Government initiatives include the opening of Crown Lands across 8 areas in regional NSW,[28] the Building Homes for NSW program, expected to deliver 8,400 new public housing dwellings and 21,000 new market and affordable homes,[29] and the upcoming Homes for NSW 10-year plan. The NSW Government should increase its commitment to 25,000 new social and affordable dwellings over the next 5 years, to make substantial inroads into the need for social housing and, at the same time, create a downward pressure on rents across the private rental market. The Government should continue to expand access to Crown Lands in areas of greatest housing need for the delivery of social and affordable housing and introduce mandatory inclusionary zoning requirements across NSW for the creation of affordable housing, ensuring that all affordable houses remain so in perpetuity and that such dwellings are managed through recognised Community Housing Providers. The NSW Government should maximise the potential of the Community Housing Provider sector to deliver new and diverse housing supply through increased partnership and capital funding for projects.

Implement Protections for Vulnerable Older Renters

As a provider of aged care and housing services for older Australians, Anglicare Sydney is concerned about the increasing prevalence of older retirees who are either reliant upon the private rental market or are retiring with a mortgage. Termed the 'missing middle', these Australians aged 55 years and older are not poor enough to receive housing assistance but not wealthy enough to find secure housing.[30] From 2011 to 2021, the number of older people in the rental market almost doubled from 137,529 in 2011 to 239,937 in 2021. Concerningly, close to 120,000 of these older

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[22] Van Den Nouwelant, R., Troy, L. & Soundararaj, B. (2022). *Quantifying Australia's unmet housing need*. https://cityfutures.ada.unsw.edu.au/social-and-affordable-housing-needs-costs-and-subsidy-gaps-by-region/

[23] Department of Communities & Justice. (2025). *Social housing waiting list data*. https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/social-housing-waiting-list-data.html

[24] Pawson, H. (2024a). *How much social housing does Australia really need?* UNSW City Futures Research Centre. https://cityfutures.ada.unsw.edu.au/documents/757/CHIA_conference_preso_-_Hal_Pawson.pdf

[25] Housing Australia. (2025). *Housing Australia Future Fund Facility and National Housing Accord Facility*. https://www.housingaustralia.gov.au/housing-australia-future-fund-facility-and-national-housing-accord-facility

[26] Pawson, H. (2024b). Housing policy. *Journal of Australian Political Economy*, 92, 57-74.

[27] Planning NSW. (2025). *Low and mid-rise policy to unlock 112,000 homes in five years*. https://www.planning.nsw.gov.au/news/low-and-mid-rise-policy-to-unlock-112000-homes-in-five-years

[28] Crown Lands NSW. (2025). *Crown land housing projects*. https://www.crownland.nsw.gov.au/whats-happening/projects/crown-land-housing-projects

[29] Homes NSW. (2024). *Building homes for NSW*. https://www.nsw.gov.au/departments-and-agencies/homes-nsw/building-homes-for-nsw

[30] Veeroja, P., Reynolds, M. & Stone, M. (2024). *Not poor enough, not rich enough: Older people falling through the housing assistance eligibility gap*. Centre for Urban Transitions, Swinburne University. https://figshare.swinburne.edu.au/articles/report/Not_poor_enough_not_rich_enough_older_people_falling_through_the_housing_assistance_eligibility_gap/27208371?file=49816173

renters in 2021 were in the two lowest income quintiles.[31] As housing affordability continues to worsen, the proportion of people owning their home is decreasing. Population projections suggest that Australians aged 60-79 years will increase by 20% to 2031, meaning that the 'missing middle' category will continue to grow as more people approach retirement age without home ownership.[32]

Housing instability for older Australians has been driven firstly by the need for home ownership to provide housing security. The shortfall of social and affordable housing also provides limited options for the 'missing middle' and increases competition at the bottom end of the rental market. Low-income households are often pressured into inappropriate accommodation where they are forced to compromise on housing quality, accessibility, energy usage and/or social isolation.[33] Individual factors are also important such as divorce, domestic violence, illness, ageism in the workforce and gendered financial disadvantage. Older women are particularly vulnerable because they may approach retirement age with low superannuation balances, having had significant time away from the workforce for caregiving responsibilities. Women who separate from their partners are also particularly vulnerable to losing home ownership.[34]

Commendably, the Federal Government's HAFF program and the NSW Government's Building Homes for NSW program both have priority inclusions and targeted housing for women and children fleeing domestic violence. In addition, both tiers of government should prioritise social and affordable housing for older people, particularly older women. The NSW Government has also made recent changes to protect the rights of renters including ending no grounds evictions, making it easier for renters to have pets and placing limits on the frequency of rent increases. If properly enforced and monitored, these changes will positively contribute to housing security for older renters. The NSW Government should also fund an early intervention and homelessness prevention service for older people like the Home at Last program in Victoria,[35] and provide complementary funding for wrap-around support services to improve tenancy outcomes for those with complex housing needs. As a provider of the NSW Government's Social and Affordable Housing (SAHF) program for women over 55 years of age, Anglicare Sydney has seen firsthand the positive outcomes that wrap-around supports and Housing First policies have on tenant outcomes.[36]

Conclusion

In the Greater Sydney and Illawarra regions of NSW, the trend of insufficient affordable and appropriate rental housing for people living on income support payments and the minimum wage has continued. The Snapshot highlights that there is a need for substantial, permanent increases to income support payments; a need for greater rental protections among a growing cohort of vulnerable older Australians, and long-term commitments by Federal and State Governments to greatly increase the supply of social and affordable housing.

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[31] NSW Ageing on the Edge Coalition. (2025). *Pre-budget submission NSW – 2025-26*. https://www.oldertenants.org.au/publications/ageing-on-the-edge-nsw-pre-budget-submission-2025-26

[32] Baker, E., Beer, A., Leishman, C., Vij, A., Stone, W., Morey, C., Veeroja, P., Indraratna, K., Dunn, J. & Pomeroy, S. (2024). *Planning for a two-tenure future*. AHURI Final Report No. 431. https://www.ahuri.edu.au/research/final-reports/431

[33] Crowe, A. & Rowley, S. (2024). *Measuring housing affordability: Scoping the real cost of housing*. AHURI Final Report No. 427. https://www.ahuri.edu.au/research/final-reports/427

[34] Coates, B., Bowes M. & Moloney, J. (2025). *Op. cit.*

[35] Housing for the Aged Action Group (2021) *Home at Last Cost Benefit Analysis*. https://www.oldertenants.org.au/publications/home-at-last-cost-benefit-analysis#:~:text=housing%20the%20HAL%20delivers%20%242.4,costs%2C%20and%20improved%20wellbeing%20outcomes.

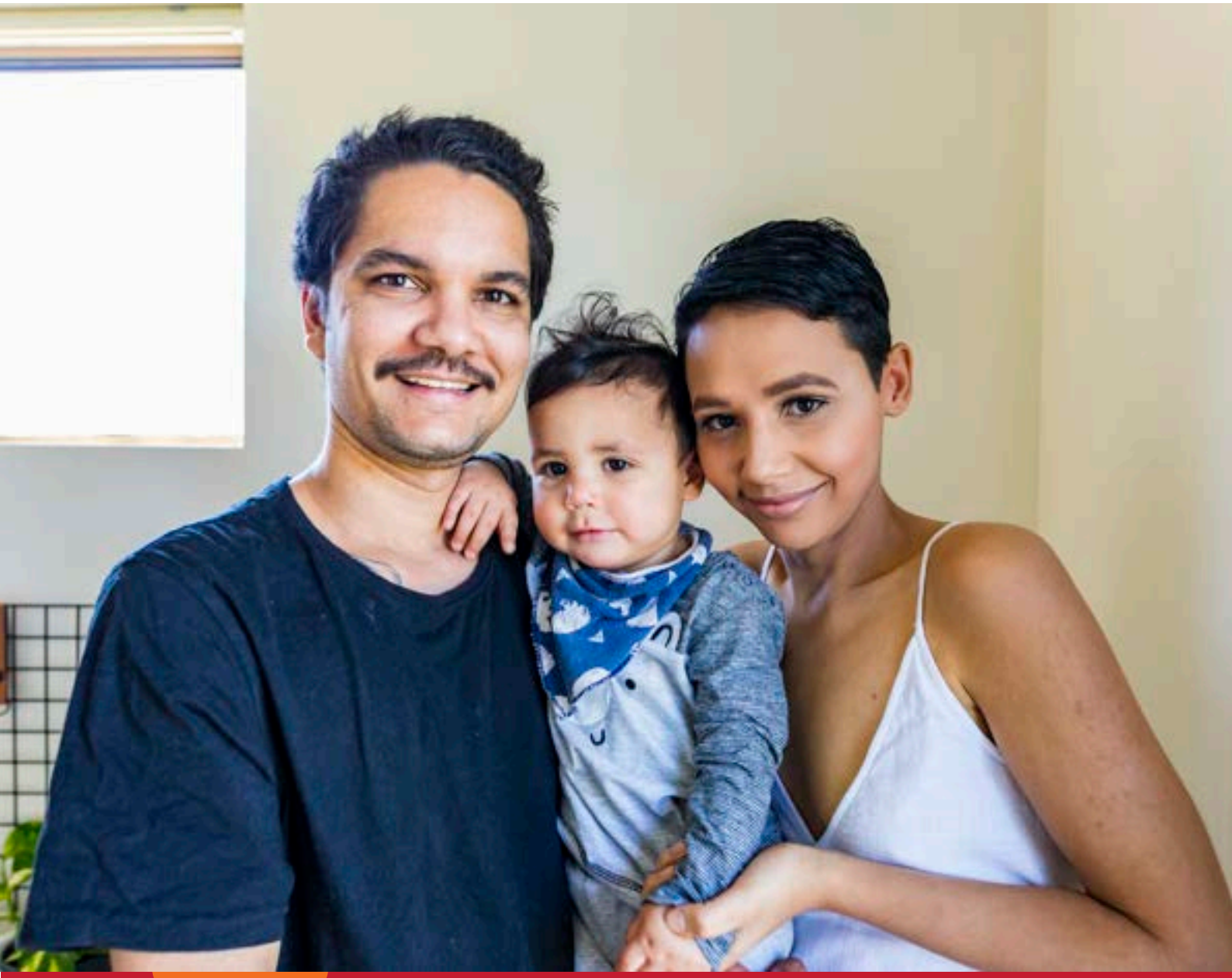
[36] King, S., Bellamy, P., Yan, L., Andersen, P., Bellamy, J. & Linder, M. (2023) *More than shelter: A study of the impact of safe, secure and supported housing for older women.* Anglicare Sydney. https://www.anglicare.org.au/research-and-advocacy/

AnglicareNT

RENTAL AFFORDABILITY SNAPSHOT

Rental Affordability in the Northern Territory

Snapshot Report 2025



Introduction

Anglicare NT is acutely aware of the significant and worsening housing challenges in the Northern Territory, where the struggle to find safe and affordable accommodation is more pronounced than ever. The NT has 12 times the national rate of homelessness, and of particular concern is the over representation of young people in the bleak statistics. Just under half of all homeless people in the NT are under 25.[1] At a time when they need support and guidance, too many young people are homeless, couch surfing or living in overcrowded and unsafe homes.

A lack of housing is a key contributor to worsening social issues, significantly impacting the wellbeing of Territorians. High crime, poor mental health, school truancy, domestic violence, unemployment and poor physical health are well known examples of the ill effects of unstable and unsafe living.

The private rental market remains largely prohibitive for low income households. Data from the Rental Affordability Snapshot on March 15th, 2025 shows only three of the 370 available rentals were affordable for households on income support. For households on the minimum wage, 29 rentals were affordable.

This year there was a marked drop in the number of rentals advertised on the Snapshot collection day: 578 rentals were advertised in 2024 compared to 370 in 2025. The drop in advertised properties could indicate a tighter housing market, and certainly a market that is not meeting demand. While this Snapshot suggests a potential trend emerging, to understand the full story other factors such as privately listed properties on alternative platforms like Facebook, flatmates.com and word of mouth need to be considered. However, recorded vacancy rates for the NT over the past 12 to 24 months show a steady decrease in availability. A report released by Domain in March 2025 states, "Darwin's vacancy rate has almost halved over the past year to 0.6% and is now the lowest for the month of March since 2022."[2] The current vacancy rate for the NT sits at 0.71%, which reflects an extremely tight market.[3] In 2024, the vacancy rates dropped while enquiries for rentals were increasing. Realestate.com reported that "overall supply dropped 6.5 per cent year-on-year to sit 39 per cent below the decade average."[4] With half of the Territory's population estimated to be living in rentals, NT Shelter has predicted that there is a shortfall of between 8,000 and 12,000 homes across the NT required to fix the housing system.[5]

Through a range of programs and services, Anglicare NT supports people to find temporary accommodation, keep their homes, and offers early intervention to prevent homelessness. We also collaborate with housing peak bodies and services to advocate for increased affordable housing, higher benefits, and additional funding to support those who are homeless or at risk of homelessness.

Methodology

Every year, Anglicare NT tests if it is possible for Territorians on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households include:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage;
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type and compare that against listed properties that are suitable for each household type.

The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Research findings

On the Snapshot weekend of 15 March 2025, 370 private rentals were advertised for rent in the Northern Territory. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

3 **(0.8 %) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress (#1-10).**

29 **(7.8 %) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress (#11-14).**

Table 1 Northern Territory Rental Affordability 2025, analysed by household type

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	0	0%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	3	1%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0%
6	Single	Age Pension, Pension supplement and Energy supplement	0	0%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	24	6%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0%
13	Single	Minimum Wage	5	1%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment (partnered), Energy Supplement, FTB A & FTB B	1	0%
	Total no. of properties	**370**		

Who can afford a home?

Matt, on a Disability Support Pension

0% of rentals were affordable and appropriate for a single person on the Disability Support Pension like Matt.



Eliza, single Mum on Parenting Payment

0% of listed properties were affordable and appropriate for a single parent on a Parenting Payment like Eliza.



Tina and Peter and their two children, on JobSeeker Payment

0% of rentals were affordable and appropriate for a couple on JobSeeker Payment like Tina and Peter.



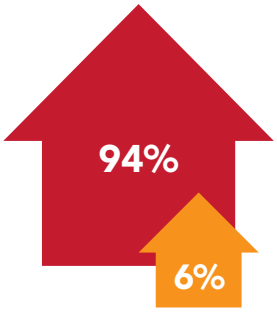
Mary, single parent on JobSeeker Payment

0% of rentals were affordable and appropriate for a single parent on JobSeeker Payment like Mary.



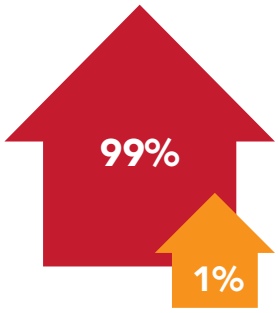
Fiona and Ted, working family

6% of listed properties were affordable and appropriate for a family with two adults and two children on minimum wages like Fiona and Ted.



Alfred and Jan, retired couple

1% of rentals were affordable and appropriate for a retired couple on the Age Pension like Alfred and Jan.



Unaffordable **Affordable**

Research discussion

In the Northern Territory, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market. The Northern Territory faces many unique challenges that are exacerbated due to its size, remoteness, small population, high cost of living, lack of resources and systemic racism.

People on income support, especially those who are out of work, have few options. We found that **0%** of rentals were affordable for a person on the **JobSeeker payment.** This includes sharehouses. The shortage of affordable rentals will force people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford **0%** of rentals. For single parents out of work, affordability is also **0%.** This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[6]

This year's results again show how brutal the rental market is for young people. A person on **Youth Allowance** looking for a sharehouse can afford **0%** of rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.



People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the **Disability Support Pension** is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford **0%** of rentals at the time of our Snapshot.

The most generous of government payments is the **Age Pension.** Yet for a couple living on the Age Pension, only **1%** of rentals were affordable. Single retirees have it even worse, with **0%** of listings left to compete for.

Working people are hardly better off. A single person working full-time on the **minimum wage** will find that only **1%** of rentals are affordable. Of all the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 94% of the rentals surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is time for immediate action to make housing more affordable.

Policy implications

RAISING JOBSEEKER AND RELATED PAYMENTS OVER THE POVERTY LINE

Across the Northern Territory, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that it is trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give desperately needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

MORE SOCIAL AND AFFORDABLE HOMES FOR THE NORTHERN TERRITORY

We are facing a major shortfall of affordable homes. Data from the Australian Housing and Urban Research Institute shows we have a shortfall of 10,800 social and affordable rentals across the Territory (3,100 in Greater Darwin and 7,700 in the rest of the Territory). By 2036, that number is expected to grow to 14,500.[7]

With the private rental market failing so many people, it is creating top-down pressure. As rental costs soar, higher income renters are forced to apply for properties that were once affordable for households on lower incomes. This in turn prices lower income households out of the private market altogether, who then must turn to social and affordable housing, adding further strain on an already under-resourced area. We must invest in homes for people that need them most.

Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis, boost regional economies and address disadvantage. While we welcome recent investment into housing and homelessness supports for the Northern Territory, more needs to be done at the national and local levels to end this shortfall.

Recent transfers of some public housing stock to Community Housing providers does contribute to the sustainability of these entities, however it does not increase overall stock.

RENT REGULATIONS

There have been some improvements in legislation recently, aimed at supporting tenants. Rent bidding is now illegal in the NT, and a landlord may only offer a tenancy at a fixed amount. This allows for greater transparency within the market, prevents lower income individuals being outbid at the last minute and deters drastic increases in rental prices. However, more reform is needed; the NT remains the only location in Australia where bond is held by the landlord, not an independent bond board which oversees the repayment/transfer of bonds to tenants in a fair and timely manner.

Public housing tenants in the NT face increased housing uncertainty, with the government planning to recoup $39 million in rental arrears and fast-track evictions.[8]

FIXING TAX CONCESSIONS

Tax concessions like negative gearing and the Capital Gains Tax discount do little to incentivise affordable housing, instead providing more opportunity for wealth generation for investors.

These generous tax settings are expensive. Analysis from the Parliamentary Budget Office shows that negative gearing deductions and the Capital Gains Tax discount cost the government nearly $11 billion in foregone revenue in 2023-24.[9]

By eliminating these elements of Australia's tax regime, the government can remove the incentives that are making housing unaffordable. In doing so, the government can generate revenue it is otherwise foregoing, and direct that into measures that would make renting affordable.

Conclusion

This year's Rental Affordability Snapshot shows the private rental market is failing Territorians on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income and providing enough affordable rentals for the people who need them. The sobering results of this Snapshot show investment is truly urgent.

Anglicare NT welcomes recent investment into housing and homelessness supports for the Northern Territory. However, much more needs to be done at the national and local levels to ensure all Territorians have a safe place to live.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have a place to call home.



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Snapshot: AnglicareCQ – Central QLD

Introduction

Central Queensland's diverse communities range from major population centres to isolated outback towns, each with their own unique set of housing affordability challenges. The region's economy revolves around industries such as mining, gas and associated fields, tourism, agriculture and beef production. Health and social services, retail and education are also major employers.

Anglicare Central Queensland (AnglicareCQ) services a 570,000 square kilometre region extending from the Capricorn Coast right across the state to the Northern Territory border. The agency's services cover child protection, community services including youth, financial supports, homelessness and mental health programs, and a housing portfolio of more than 550 properties. These properties range from short-term crisis accommodation for people who are homeless or otherwise in urgent need of a safe place to stay, to long term family homes. AnglicareCQ manages housing in Rockhampton and the Capricorn Coast, Gladstone and surrounding communities including Tannum Sands and Calliope, the Central Highlands communities of Emerald and Blackwater, and Barcaldine, Longreach in the state's west.

Methodology

Every year AnglicareCQ tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a Snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen (14) types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage, or a combination of these income sources
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15-16 March 2025, 551 private rentals were advertised for rent in Central Queensland. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

When comparing these findings with previous years, it is important to note that the region has extended to the Isaac Region this year, unlike previous years.

To this end, we found that:

- 18 (3%) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 170 (30%) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress. Noting this has decreased from 40% in 2024.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
18	170

Table 1: Rental Affordability, Central Queensland, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	Jobseeker Payment (both adults)	8	1%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	1	0%
3	Couple, no children	Age Pension	11	2%
4	Single, one child (aged less than 5)	Parenting Payment Single	2	0%
5	Single, one child (aged over 14)	Jobseeker Payment	0	0%
6	Single	Age Pension	1	0%
7	Single aged over 21	Disability Support Pension	1	0%
8	Single	Jobseeker Payment	0	0%
9	Single aged over 18	Youth Allowance	0	0%
10	Single in share house	Youth Allowance	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A (both adults)	169	31%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B + Parenting Payment[1]	39	7%
13	Single	Minimum Wage	1	0%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A & B	39	7%
	Total No of Properties	551		

[1] Single parents earning the minimum wage may also be eligible for the Parenting Payment (Single). From 2024, the Snapshot includes Parenting Payment (Single) in our calculations.

Discussion

Over the past five years, Central Queensland has seen a significant decline in housing affordability across the region. This can be attributed to the low private rental vacancy rates across the region, with our major population centres maintaining under 1% (currently 0.7%) since August 2020. We've seen increased economy recovery projects in the region and people relocating to Queensland, particularly regional areas. This has seen rental prices increase across the region and particularly in the Rockhampton, Capricorn Coast, Emerald and Gladstone regions.

In Central Queensland, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that no rentals were affordable for a person on the JobSeeker payment. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford 8% of appropriate rentals. Single parents out of work face even tougher odds, with affordability of just eleven (11) properties across Central Queensland deemed suitable and affordable. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a share house can afford none of the available accommodation options. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford only one (1) rental at the time of our Snapshot.

The highest of government payments is the Age Pension. Yet for a couple living on the Age Pension, only 2% of rentals were affordable. Single retirees have it even worse, with only one (1) property of the listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only one (1) property of rentals are affordable. Of all the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 93% of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, it is known that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. The Snapshot also does not consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens or more applications.

All of this means that the current nightmare that is the housing crisis remains. Unfortunately, this year's Snapshot shows affordability continues to worsen and in fact in the private rental market affordability is a complete fiction for people on low incomes. It is past time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across Central Queensland people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for Central Queensland

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has shown we that we have a shortfall of 92,800 social and affordable rentals across Queensland. By 2036, that number is expected to grow to 174,900.[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare Central Queensland is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Snapshot: Anglicare North Queensland – North Queensland

Introduction

Anglicare North Queensland operates within the boundaries of the Anglican Diocese of North Queensland encompassing the entire Cape York Peninsula including the Torres Straits to the north, Mount Isa in the west and Mackay to the south. Anglicare North Queensland provides a range of services including Housing and Homelessness, Public Intoxication Diversionary Services, Community Outreach, Youth Services, Non-Family Based Care and Education Training and Employment. Together, Anglicare North Queensland peruses a common goal of ending homelessness and disadvantage by ensuring people in need of all ages can thrive.

Methodology

Every year Anglicare North Queensland tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15th March 2025, 849 private rentals were advertised for rent in North Queensland. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 33 individual properties (3.9%) were suitable for at least one household type living on income support payments without placing them in housing stress.
- 231 individual properties (27.2%) were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
33	231

Table 1: Rental Affordability North Queensland by household type and percentage

Number and Percentage of Affordable & Appropriate Properties by Household Type

Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both) + Energy Supplements + FTB A + FTB B	6	1%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	0	0%
Couple, no children	Age Pension + Pension supplement + Energy supplement	19	2%
Single, one child (aged less than 5)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	3	0%
Single, one child (aged over 14)	JobSeeker Payment + Energy Supplement + Pharmaceutical Allowance + FTB A +FTB B	0	0%
Single	Age Pension + Pension supplement + Energy supplement	10	1%
Single aged over 21	Disability Support Pension + Energy Supplement + Pension Supplement	2	0%
Single	JobSeeker Payment + Energy Supplement	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%
Single in share house	Youth Allowance + Energy Supplement	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	209	25%

Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Single + Energy Supplement +Basic Pension Supplement + Pharmaceutical Allowance + FTB A +FTB B	48	6%
Single	Minimum Wage	22	3%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Partnered + Energy Supplement + FTB A + FTB B	48	6%
Total No of Properties	**849**		

Discussion

In North Queensland as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

The Snapshot shows that finding an affordable property in the private rental market continues to be a challenge for people on low incomes. Households, more so large sibling groups, are being forced into living conditions, which do not meet their needs due to the lack of suitable and sustainable options. At times these families are referred to Anglicare North Queensland wherein short-term accommodation is provided and a hotel room or rooms are secured. There is no security of tenure, schooling is often out of catchment, limited cooking facilities are available and this is all within the context of increasing accommodation rates as a result of the peak tourist season commencing in Far North Queensland. For those families fortunate enough to gain or retain a tenancy in the private rental market, a percentage are at risk of eviction due to ongoing high rent and the impacts of increased cost of living.

The 2025 floods within areas of North Queensland have further exasperated the current housing crisis with some rentals within these areas being damaged, removing housing stock from the market and tenants now having to seek alternative rentals in an already heavily stretched market. Out of the 849 listing, 80 of the properties listed are in areas that were impacted by the floods, while these properties were deemed appropriate and affordable at the time of this snapshot, they may now have been removed from the market or are potentially at risk from another natural disaster.

The housing crisis continues to be a pressing issue which affects many people across Australia. Whilst there has been an increase in listings, affordability continues to impact on households. People on income support, especially those who are out of work, have few options. We found that that zero percent of rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

The National Rental Affordability Scheme (NRAS) which offers financial incentives to build and rent dwellings to low to moderate income households at below market rents is due to cease in Queensland in June 2025, this means the remaining NRAS rental homes in Queensland will exit the scheme. Queensland holds the largest portion of properties in NRAS, equating to 30% of the national scheme, 7602 properties. None of the properties captured in this Snapshot are part of NRAS.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford one percent of rentals. Single parents out of work face even tougher odds, with affordability at zero percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse can afford zero percent of rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford zero percent of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only two percent of rentals were affordable. Single retirees have it even worse, with one percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only three percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 75 percent of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across North Queensland people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for North Queensland

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has shown that by 2036, it is expected that there will be a shortfall of 20,800 social and affordable rentals across Cairns and Townsville SA4.[ii]

The introduction of the Federal Government's housing legislation (*Housing Australia Future Fund Bill 2023*) is a positive step towards addressing Australia's housing crisis for the provision of 30,000 properties over the next 5 years. However, there is still more to be achieved to ensure all Australians have access to safe and affordable housing. The $10 billion fund will provide support for social and affordable housing yet there remains a strong need for more immediate solutions to address the shortage of public housing across Australia. This requires a holistic and ongoing approach to address the underlying causes of homelessness and housing insecurity such as affordability and appropriateness.

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

Whilst there has been an increase in the amount of listings available, affordability remains an issue. In North Queensland, the lack of affordable and appropriate housing is contributing to homelessness, housing insecurity and financial stress for many households. This crisis is having an impact across the board (i.e. demographically), and families and particularly children are facing challenges in finding and more importantly, securing affordable and appropriate housing.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare North Queensland is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Anglicare Southern Queensland

2025 | SOUTHERN QUEENSLAND

Rental Affordability Snapshot



RENTAL AFFORDABILITY SNAPSHOT

Acknowledgement of Country

Anglicare Southern Queensland acknowledges Aboriginal and Torres Strait Islander peoples as the first Australians and recognises their culture, history, diversity, and deep connection to the land. We acknowledge the Traditional Owners and Custodians of the land on which our service was founded and on which our sites are operating today.

We pay our respects to Aboriginal and Torres Strait Islander Elders both past and present, who have influenced and supported Anglicare Southern Queensland on its journey thus far. We also extend that respect to our Aboriginal and Torres Strait Islander staff, clients and partners (past, present and future) and we hope we can work together to build a service that values and respects our First Nations people.

We acknowledge the past and present injustices that First Nations people have endured and seek to understand and reconcile these histories as foundational to moving forward together in unity.

Anglicare is committed to being more culturally responsive and inclusive of Aboriginal and Torres Strait Islander people and we are committed to embedding cultural capabilities across all facets of the organisation.

About Anglicare Southern Queensland

Anglicare Southern Queensland (Anglicare) has responded to the needs of our community through more than 150 years of delivering innovative, quality care services.

More than 3,000 Anglicare staff and volunteers operate across southern Queensland and in Townsville. Our comprehensive, integrated range of community services includes community aged care; residential aged care; and community support programs, including youth justice, child safety, disability support, counselling and education, mental health, homelessness, and chronic conditions. Our services are designed to ‘wrap around’ clients in a comprehensive way, recognising their health needs but also addressing the social needs which contribute to wellness.

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Introduction

> Since 2010, Anglicare Australia and a network of state and regional partners have conducted the annual *Rental Affordability Snapshot*. Now in its sixteenth year, findings across the country continue to expose an alarming trend in the private rental market.

In a 2017 article about that year's *Snapshot*, we observed: "What is distinctive about the *Snapshot* is the sheer consistency of the results, right across the country.... year after year, the private rental market has been shown to be out of reach of the vast majority of people in receipt of benefits or on minimum wage".[1]

To this day, rental affordability has not improved – has in fact worsened – Australia-wide and in southern Queensland.

The connections between housing and wellbeing are tangible, and reveal the cascading impacts of a lack of rental affordability on our young people and our communities.

With the global economic conditions of the 2020s continuing to generate a cost-of-living crisis, the 2025 *Anglicare Southern Queensland Rental Affordability Snapshot* bears witness to Australia's high levels of poverty, food insecurity, and housing instability.[2] This report aims to capture some of those impacts in a region stretching from the Queensland–New South Wales border, north to Bundaberg, and west to the Northern Territory border.

Five years ago, Anglicare Southern Queensland (Anglicare) flagged the particular difficulties young people face in a competitive rental market, and noted that they were more likely than any other age cohort to be in precarious housing.[3] As one young professional pointed out in a recent Anglicare cost-of-living survey, even those young people in full time work are struggling:

> After having lived independently since the age of 18 … I have sadly made the hard decision to move back in with my parents this year, at the age of 28. I have a good salary … but see no other option with the current rental market in Brisbane… As a young professional with no dependants and almost no debt … I am surprised to find that it has affected me too.[4]

Youth researcher Dr Intifar Chowdhury (herself a young researcher) observed recently:

> Every generation thinks they had it tough, but evidence suggests young Australians today might have a case for saying they've drawn the short straw. Compared with young adults two or three decades ago, today's 18–35-year-olds may earn more, but they also grapple with soaring living costs, rising education expenses, precarious employment and mounting debt.[5]

These vulnerabilities are borne out in the statistics, and in youth attitudes toward their own future housing. Commentary from national real estate news outlet *Real Estate Business* observes:

> Young Australians are bearing the brunt of the rent affordability crisis, with 84 per cent of households aged 15–24 renting with a lower income.[6]

According to the 2024 Australian Youth Barometer, only "31% of young people think it is likely or extremely likely that they will be able to afford a comfortable place to live in the next 12 months."[7]

Young people's fears about housing are certainly justified by our 2025 *Snapshot* findings. In this year's report, against a backdrop not only of cost-of-living challenges, but also a broader government and community narrative of suspicion and negativity directed at young people, we spotlight the cohorts of young people who are doing it especially tough. Unaffordable housing plays a major role in exacerbating the difficulties they face. Housing, as we have said in many previous *Snapshots*, is never simply a roof over one's head.

The bottom line

The lack of rental affordability for people on low incomes across southern Queensland continues to be extreme.

Of the 8646 rental properties surveyed, we found:

	Number of unique properties affordable and appropriate for households on income support.	Number of unique properties affordable and appropriate for those on minimum wage.
Brisbane (N ,S, E, W, Inner) (3444 properties)	**20 (0.6%)**	**75 (2.2%)**
Logan–Beaudesert (701 properties)	**2 (0.3%)**	**114 (16.2%)**
Ipswich (703 properties)	**1 (0.1%)**	**174 (25%)**
Gold Coast (1563 properties)	**0 (0%)**	**2 (0.1%)**
Sunshine Coast (732 properties)	**2 (0.3%)**	**7 (0.1%)**
Moreton Bay (North and South) (799 properties)	**2 (0.3%)**	**106 (13.3%)**
Wide Bay (358 properties)	**3 (0.8%)**	**70 (20%)**
Darling Downs–Maranoa (343 properties)	**11 (3.2%)**	**114 (33.2%)**
Qld Outback (southern) (4 properties)	**0 (0%)**	**4 (100%)**
OVERALL (8646 properties)	**41 (0.5%)**	**666 (7.7%)**

Table 1. *Unique properties affordable and appropriate for people on income support and minimum wage, southern Queensland regions.*

Number and percentage of affordable & appropriate properties by household type

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable & Appropriate
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both) + Energy Supplements + FTB A + FTB B	243	3%	5583	65%	6	0%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	109	1%	5583	65%	2	0%
Couple, no children	Age Pension + Pension supplement + Energy supplement	109	1%	8302	96%	14	0%
Single, one child (aged less than 5)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	67	1%	7532	87%	3	0%
Single, one child (aged over 14)	JobSeeker Payment + Energy Supplement + Pharmaceutical Allowance + FTB A +FTB B	37	0%	7532	87%	2	0%
Single	Age Pension + Pension supplement + Energy supplement	24	0%	8646	100%	24	0%
Single aged over 21	Disability Support Pension + Energy Supplement + Pension Supplement	24	0%	8302	96%	1	0%
Single	JobSeeker Payment + Energy Supplement	0	0%	8646	100%	0	0%

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable & Appropriate
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	8646	100%	0	0%
Single in share house	Youth Allowance + Energy Supplement	0	0%	8646	100%	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	1830	21%	5583	65%	621	7%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Single + Energy Supplement +Basic Pension Supplement + Pharmaceutical Allowance + FTB A +FTB B	748	9%	5583	65%	71	1%
Single	Minimum Wage	45	1%	8646	100%	45	1%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Partnered + Energy Supplement + FTB A + FTB B	748	9%	5583	65%	71	1%
Total No. of Properties	**8646**						

Table 2. *Number and percentage of affordable and appropriate properties by household type, southern Queensland.*

- A rental property may be affordable and appropriate for more than one household type.
- Household 12 (Single, two children: one aged less than 5, one aged less than 10) may also be eligible for the Parenting Payment (Single). From 2024, the Snapshot includes this payment in our calculations.

Of the 8646 rental properties surveyed across southern Queensland, we found:

0.5%

Only 41 unique properties (0.5%) were affordable and appropriate for households on income support.

7.7%

Only 666 unique properties (7.7%) were affordable and appropriate for those on minimum wage.



Anglicare's Hanging by a Thread: Our Search for Home

Young people from Anglicare's youth homelessness and youth justice services explore their personal perceptions of home and homelessness through photography, using "photovoice," in the Hanging by a Thread: Our Search for Home art exhibition.

The art that these young Queenslanders produced probes – and sometimes challenges – our understandings of home. The name of the exhibition reveals uncertainties and struggles, frustration and loneliness, as well as the sheer dogged resilience and courage that it takes to navigate a life between home and homelessness.

The impact of these young people's stories influenced the design of Anglicare's new youth accommodation for our Youth Homelessness Project.

This exhibition and research project were founded in a collaboration with the Life Course Centre at The University of Queensland.

What did we find?

This year's *Snapshot* of rental affordability across regions in southern Queensland varies so little from last year's findings that improvements are effectively meaningless.

There are 0% affordable and appropriate homes available for every household category on income support. Across the region, the percentage of homes that are both affordable and available for singles and couples with young children on minimum wage and/or parenting payments remains negligible, with most at 1% and the best scenario still only 7%.

In the **Brisbane metropolitan** area, there are approximately the same number of rentals available this year as last year (3444 vs 3483). While the *number* of available properties that were affordable and appropriate for households on income support and households on minimum wage has increased slightly, the improvement has little impact on the overall *percentage* of available, suitable homes.

There is not one household category in Brisbane Metro nor **Ipswich** in which the median rent falls below the 30% benchmark for affordability.

Both these regions are seeing the emergence of new-build 'singles-only' accommodation, comprising a bedroom/ kitchenette/small living area with access to a full communal kitchen and laundry facilities. Despite often being described in real estate advertisements as 'micro apartments' or studios, these are effectively 'rooming accommodation', subject to the same single occupancy fire and other regulations as boarding houses.

Coastal areas continue to be the least affordable across southern Queensland. Significant numbers of properties in these areas specified leases of six months or less, and were not therefore included in our calculations. Establishing a 'home' and a place in a community is an endeavour that can rarely be achieved with the knowledge that in less than 26 weeks one will be moving again, and forced moves have been shown to be highly detrimental to wellbeing.[8]

- Of 1563 properties for rent on the **Gold Coast**, there are 0 available for people on income support, and 2 properties for those on minimum wage. This year the Gold Coast offers the worst affordability in the state for a single person on Youth Allowance, with weekly median rent at 153% of income.
- As in 2024, there are 0%–1% affordable and appropriate properties on the **Sunshine Coast**, and not one household category can rent a property at median rent for less than 44% of the household income.
- **Wide Bay** has 3 affordable properties available for those on income support; and just 70 for those on minimum wage. Households in every one of our 14 categories commit from 33%–110% of their household income toward the median rent.
- A single person on Youth Allowance in **Moreton Bay** north and south region will be paying 110% of their income to match the weekly median rent for a one-bedroom property, and 94% of their income for a room in a share house. There are no properties for any household category in either **Moreton Bay** or **Logan–Beaudesert** that meet the 30% of household income cut off for affordability.
- Affordability hovers close to one third (30%-33%) of income for two households on minimum wage in the **Darling Downs–Maranoa** region, but every other household would pay from 38%-105% of their income to match the weekly median rent for appropriate accommodation.
- In this region and the **Queensland Outback SA4**, local availability becomes an even more pressing issue. The Darling Downs–Maranoa region covers more than 160,000 km^2, while the southern area of the Queensland Outback SA4 included in this report covers more than 500,000km^2 from Blackall across to the Northern Territory and South Australian borders. On the *Snapshot* weekend, as in 2024, there was a total of 4 properties available in the latter region: two in Blackall, one in Tambo and one in Cunnamulla.

Rental affordability and housing stress are having a profound impact on young Queenslanders

In every region in southern Queensland (apart from Outback Queensland, where there was no availability at all on the *Snapshot* weekend), the highest level of rental stress across all household categories is experienced by single people. While not all single people are young, at least half of our household categories are eligible for Youth Allowance, which cuts out at a maximum of 24 years old.[9]

A young person in a share house in Brisbane can pay 150% of their income to match the median rent for shared accommodation. The lowest proportion of any region, in the Darling Downs–Maranoa area, is still 83% of Youth Allowance, leaving 17c out of each dollar for food, utilities, transport, medication, and other essentials.

Even those working and earning minimum wage face significant challenges, with no region below the 30% benchmark for rental stress.

		Brisbane	Ipswich	Gold Coast	Sunshine Coast	Wide Bay	Moreton Bay	Logan	Darling Downs	Queensland Outback
		Median rent as a % of household income								
Single	**JobSeeker**	143%	101%	96%	83%	87%	88%	89%	76%	n/a
Single aged over 18	**Youth Allowance**	145%	117%	153%	134%	110%	120%	107%	105%	n/a
Single in share house	**Youth Allowance**	150%	108%	103%	89%	93%	94%	95%	83%	n/a
Single	**Minimum wage**	55%	39%	60%	48%	35%	40%	34%	33%	n/a

Table 3. *Median rent as a % of household income — single people, all southern Queensland regions.*

Data from the 2021 census also suggests that young people are overrepresented amongst unhoused Queenslanders.[10] While census data is likely to be an under-estimate,[11] figures collated by the Queensland Youth Housing Coalition (Table 4) indicate that the percentage of young Queenslanders in need of housing ranged from 14.7% (Sunshine Coast) to 30.8% (Logan) of southern Queensland's homeless population.[12] Aboriginal and Torres Strait Islander Youth represent between 4% (Gold Coast) and 83.9% (Queensland Outback Region) of southern Queensland's homeless population.[13]

The only region that witnessed a reduction in youth homelessness between 2016 and 2021 was Brisbane (29.3%), with all other regions having an increase between 6.8% in Moreton and a dire 76.6% in Toowoomba.[14]

Region in Southern Queensland	Total Number of Homeless People	Total Number of Youth*	% Youth	# Aboriginal and Torres Strait Islander Youth	% Aboriginal and Torres Strait Islander Youth	% Increase / Reduction since 2016 Census	# Youth in " Other Marginal" Accommodation
Brisbane	4340	822	18.9%	83	10.1%	29.3% reduction	644
Ipswich	1503	415	27.6%	62	14.9%	39.3% increase	655
Gold Coast	1829	322	17.6%	13	4%	8.8% increase	308
Sunshine Coast	1378	202	14.7%	31	15.3%	32% increase	163
Wide Bay	1835	361	19.7%	79	21.9%	41.6% increase	311
Moreton	1433	316	22.1%	41	13%	6.8% increase	373
Logan	1718	529	30.8%	48	9.1%	49% increase	677
Toowoomba	821	226	27.5%	40	17.7%	76.6% increase	225
Darling Downs – Maranoa	499	91	18.2%	25	27.5%	56.9% increase	73
Queensland Outback Region (whole SA4)	1877	521	27.8%	437	83.9%	17.9% increase	319

Table 4. *Queensland Youth Housing Coalition collated data from Australia's 2021 census about youth homelessness in Queensland.*

* Youth are defined as 12–24 years

This shift may indicate that young Queenslanders are moving from the city to the regions in an effort to find more secure housing, but this may be resulting in persistent youth homelessness becoming trenchant in more regional areas. The 2022 HBNC Fraser Coast Youth Survey, for example, notes that in their local area:

> 12.5% of young people reported experiencing homelessness, couch surfing or without a safe place to stay at some point in their lives. 1% were currently homeless, 8% had been homeless over 12 months ago, 2% were homeless within the last 6 months and 1% had been homeless within the last 12 months.[15]

Because lack of rental affordability and housing stress are directly linked to housing instability and homelessness, it is clear that many young Queenslanders are at risk.

Mission Australia's Youth Survey 2022 found more than half of young people facing housing challenges report high levels of psychological distress – more than double the rate of their peers with stable homes. They're also much more likely to be lonely and to feel negative about the future.

"Youth homelessness is a destabilising, isolating and often traumatic experience which can have ongoing impacts on a person's life, their wellbeing and their future." (Major study reveals when young people are socially excluded, their mental health suffers - Orygen, Revolution in Mind)

This year's *Snapshot* also appears in the wake of major southern Queensland local councils taking significant steps to move on people experiencing homelessness. On 12 March 2025, the City of Moreton Bay repealed its Persons Experiencing Homelessness Camping Framework, making camping on public land illegal.[16] The next day, the City of Brisbane Lord Mayor Adrian Schrinner vowed to evict campers from Brisbane parks within 24 hours.[17] In mid April, the Gold Coast City Council issued move-on notices to people experiencing homelessness in Carey Park in Southport, and Mayor Tom Tate suggested offering the group a free bus ride to relocate to Byron Bay.[18]

In an article called 'The outsiders: more than one way to criminalise homelessness', Wood et al. discuss the way in which such actions against people experiencing homelessness can be seen as a means of physical and social exclusion. Public spaces have certain sanctioned, purposive uses — shopping, 'transiting', brief periods of sitting to rest or eat — that are often at odds with the way in which people in need of a home use such spaces. Their 'unsanctioned use' of public spaces marks people out as 'outsiders' to their own community, which has deeply harmful flow-on impacts, particularly for young people.[19]

Of the various forms of housing precariousness, forced moves, unaffordability, and neighbourhood hostility have been shown to have the greatest impact on wellbeing;[20] and there is extensive evidence that shows that positive community ties and support are key protective factors for young people at risk.[21] The lack of secure housing is therefore a major contributor to other social issues of concern to government and the community, such as the current focus on children and youth exhibiting offending behaviours.

‘We would rather not have you here’[22]

> While legislation prohibits discrimination on the basis of gender, age, religion and ethnicity, in a competitive rental environment ‘living up to expectations’ means fulfilling an increasingly narrow set of economic, social, and personal characteristics.
>
> It is little wonder that young people find it difficult to compete.[23]

Social disadvantage in relation to rental affordability and homelessness is intersectional. Young people who are susceptible to adversity due to factors such as race, gender, or sexuality may experience other vulnerabilities,[24] and factors such as exposure to domestic and family violence and/or low income may compound the challenges of obtaining appropriate housing.

The following section highlights young people who are at particularly high risk of housing instability and homelessness, and some of the barriers they face.

Aboriginal and Torres Strait Islander youth

> “Aboriginal and Torres Strait Islander young people … face unacceptably high levels of housing instability and homelessness, which can be detrimental in a young person’s experiences of life, and their future.”[25]

Between 2023 and 2024, Aboriginal and Torres Strait Islander young people were overrepresented amongst those seeking support from specialist homelessness services.[26]

A recent study of Aboriginal and Torres Strait Islander residents in Brisbane and Logan confirms that these communities face intersecting barriers ranging from bureaucracy and service inaccessibility to discrimination, geographical location, and the need for comprehensive support.[27]

Age is an intersectional factor, so when Aboriginal and Torres Strait Islander young people are seeking to access housing, youth may compound these barriers even further.

Care leavers

> Being a care leaver places young people at significant risk of housing insecurity over their lifetime.

Young people who are leaving out-of-home care (OOHC) often encounter considerable challenges when seeking to secure suitable housing, leading to long-term housing instability and homelessness.[28]

These trends become even more acute amongst those who ‘self-place’ while still in OOHC: that is, when young people leave formal placements to stay in unapproved locations, including rough sleeping or staying with friends, family, kin, or strangers.[29]

Following The Home Stretch, a successful national campaign to extend state support to care leavers until they are 21 years old, the Queensland Government committed to providing this additional support in late 2023.

Together with supportive relationships with social workers, counsellors, and residential care staff, extended care payments are critical in supporting care leavers to transition successfully from OOHC,[30] and improving outcomes relating to housing, relationships, education, physical and mental health, and overall wellbeing.[31]

LGBTIQ+ youth

> LGBTIQ+ young people are also overrepresented in Queensland's youth homeless population.[1]

Internationally, research suggests that major risk factors for LGBTIQ+ youth becoming in need of a suitable home include family breakdown and parental rejection, child abuse and neglect, mental health problems, drug use, and violence and sexual exploitation.[32] In Australia, LGBTIQ+ youth who live in regional towns or rural or remote areas are at even greater risk.[33]

Some LGBTIQ+ young people also experience discrimination when seeking rentals. As one young Queensland woman reflected:

> It was so hard to find rent and my dad was with me at that time and my sister … we were another race.… It was saying that … "We would rather not have you here."[34]

A study of LGBTIQ+ youth in Queensland suggests that those who resort to couch surfing often do not access social services as they do not necessarily consider themselves to be homeless; many may, however, trade chores, rent, or sex to maintain access to housing.[35]

Refugee and migrant youth

> The phenomenon of homelessness experienced by young people of refugee background is profoundly under-recognised.[36]

Refugee and migrant youth experience many of the same challenges that their communities face in terms of rental and housing affordability. Research suggests that geographical locations that were previously considered "gateway cities" or "gateway suburbs" for recently arrived immigrants have now become inaccessible due to housing affordability.[37] These challenges are experienced even more acutely amongst recently arrived refugees and asylum seekers.

At one point we all slept in the car, five of us. I just kept moving schools and I had no friends.[40]

More than a decade ago, an Australia study found that nearly three-quarters of refugee-background respondents were already experiencing difficulties with rental affordability.[38] Housing remains a major factor contributing to health and wellbeing in refugees and asylum seeker communities.[39]

For refugee and migrant youth, there are additional challenges. Young participants in a 2019 study talked about living in severely overcrowded housing, constant moves, and expectations to help other family members negotiate a new language, culture and systems, which required them to step up prematurely into 'adult' roles.[40]

[1] Anglicare proudly serves Queensland's LGBTQIA+ community. Alternative terminology, including LBGT and queer, is used when reflected in the literature. For our approach to fostering diversity, equity, inclusion, and belonging within this community see: Anglicare Southern Queensland. (2025). *LGBTQIA+*. Anglicare Southern Queensland. https://anglicaresq.org.au/about-us/community-impact/diversity-equity-inclusion-belonging/lgbtqia/

Pregnant youth and their children

> Being a young Queenslander who is pregnant and in need of a home compounds disadvantage from one generation to the next.

Many parents-to-be experience the same trajectories towards needing secure housing as their peers.[41] Young Aboriginal and Torres Strait Islander women are overrepresented amongst pregnant youth who need suitable homes.[42]

Housing instability also impacts the next generation. One North Queensland principal reflected on how stable housing relates to children's school attendance:

> With the housing crisis, we have got a number of families who have some pretty dire living conditions … tents, no running water, cars, multiple families in homes … definitely impacts on coming to school, finding the uniform, washing the uniform … even eating the night before, having a good sleep.… What we do need is to look at attendance as a community problem, not a school problem … if we had somehow support for a whole family … us [at schools] being part of [the solution], but not us running the stakeholders and driving the whole thing – because our resources are so depleted and it's only getting worse.[43]

The children of young people who experience unstable housing may likewise be at risk of housing insecurity in the future.[44]

Youth experiencing domestic and family violence

> The pressures relating to rental affordability and the cost of living have the potential to exacerbate already existing pressures within families.

The prevalence of domestic and family violence in Australia is deeply concerning.[45] According to pioneering feminist journalist Dr Anne Summers, a profound gulf in opportunity exists between women who have experienced domestic violence and those who have not.[46]

Children and young people who witness or experience domestic and family violence may be at greater risk of homelessness later in life.

Today, an alarmingly high proportion of young people between the ages of 16 and 24 years – 43.8% percent – have been exposed to domestic and family violence as children.[47] This is a form of child maltreatment. Witnessing or experiencing domestic and family violence as a child or a young person is a driver of youth homelessness.[48]

According to Pam Barker of the Brisbane Youth Service, youth specialist homelessness services must respond to domestic and family violence "in the context of an emergency homelessness or housing response."[49] Brisbane Youth Service data indicates 68% of their clients had experienced family violence.

Barker notes that young women and gender diverse youths are more likely to have current experiences of intimate partner violence than young men,[50] and that while 54% of young people 22–25 years old who access youth specialist homelessness services report experiences of family violence, 63% of young parents report intimate partner violence, leaving them at greater risk than those who are not parents.[51]

Young people with experience of the justice system

> Rental affordability is an added complexity for young Queenslanders who have been involved in the youth justice system.

There is a longstanding correlation between homelessness and involvement in youth justice or incarceration, with the former often leading to the latter.[52]

When leaving the youth justice system, young people may have difficulties re-entering the housing market, particularly due to rental affordability. One young Queensland man who had multiple points of contact with the youth justice system reflected on the supports he would find most useful after leaving:

> [P]rograms like ... maybe try and get them into TAFE. Ah, programs teachin' them about rentals and all that, like gettin' houses.[53]

The Queensland Family & Child Commission acknowledges that secure housing, as well as access to employment and education, are necessary to support young people make a successful transition out of the youth justice system.[54]

Students

> The sheer extent of the housing crisis means that challenges relating to rental affordability are increasingly touching young Queenslanders who may have not experienced these vulnerabilities in the past.

Many of the Queenslanders who are becoming vulnerable to housing insecurity are young adults who are engaged in study. Positive social, cultural, and economic environments and living in preferred accommodation improve student wellbeing, leading to better long-term employment outcomes.[55]

Following the Federal Government's Job-Ready Graduates Package in 2021, however, the costs associated with higher education in Australia have skyrocketed, leading to greater financial pressures than ever before.[56]

University students are increasingly experiencing housing stress and housing instability due to the unaffordable private rental market. This is exacerbated due to precarious employment, food insecurity, and high rent, with cascading impacts on academic achievement.[57] Researchers Purcell and Davidson identify a desperate need for research that focuses on housing insecurity and homelessness amongst young people in higher education.[58]

International students face many of the same challenges relating to rental affordability, but these experiences can be exacerbated due to newly living in a different country.[59] International students are also more vulnerable to being exploited by landlords.[60]

The unpaid nature of many university and vocational education student placements is a significant compounding factor in rental affordability.[61] 'Placement poverty' refers to the financial stress, food insecurity, and accommodation challenges that many students experience while completing unpaid student placements, and it has significant impacts on student wellbeing.[62] As one young Queensland woman reflected:

> Trying to, you know, do [an] unpaid placement.… At the time I was living at home and trying to like put bills and stuff on top of that was just a lot.… Yeah, 40 hours of unpaid work and then going to my other to my actually paid job and do that.[63]

In May 2024, the federal government introduced the Commonwealth Prac Payment to alleviate placement poverty for up to up to 68,000 university students and over 5,000 vocational education and training student students completing degrees in nursing, midwifery, social work, and teaching.[64] This does not cover all degrees that require placements.

‘Couches are not a long term living arrangement’[65]



The responses of young people to housing precariousness are often ‘invisible’, untraceable in data, and highly insecure. These include couch surfing, informal housing, and living at home for longer — by necessity rather than choice.

Our discussion above reveals that share housing — a traditional rite of passage for many young people (particularly those in higher education) — has become so deeply unaffordable that it is often no longer a viable alternative for those on lower incomes. Research suggests that some young people may resort to Buy Now, Pay Later financial products to cover rent,[66] a strategy that often has significant impacts on the debt profile and financial vulnerability of users.[67]

Couch surfing

> Couch surfing, including temporary accommodation with friends, family, acquaintances, or strangers, is particularly concentrated within the youth population.[68]

When compared to other specialist homelessness services clients, young people — especially those who presented to services alone between 2023 and 2024 — were most likely to be couch surfing.[69] Data from the 2018 census identified that young people in Moreton Bay, for example, were living in severely overcrowded premises, couch surfing, or in crisis accommodation, rather than sleeping rough.[70]

For many, couch surfing is a response to rental affordability that is shaped by instability. A study of young Queenslanders who couch surfed suggests that instability, especially the number of places stayed at while couch surfing, leads many young people to experience psychological distress.[71]

Informal housing

> Informal housing falls outside what we might usually think of as housing. Typically, this includes dwellings that are not included in the government’s control or regulation of housing.

Urban studies and planning research suggests that informal housing is “characterised by unauthorised or unregulated dwellings in urban and peri-urban areas.”[72] Since this might include housing without legal title or with substandard infrastructure or precarious tenure, informal housing “presents complex issues related to housing quality, safety and access to essential services.”[73]

These are properties excluded from the *Rental Affordability Snapshot* because they do not offer any semblance of the right to security and safety that should be core to an individual’s experience of ‘home’. They include garages, garden sheds, workshops, shops and warehouses.

Living at home for longer

> Over the past few decades, there has been an established and growing phenomenon of young Australians continuing to live with their parents well into adulthood.

The 2017 Household Income and Labour Dynamics in Australia (HILDA) survey data identified that nearly one third of all young adults were "co-residing with their parents, either in a rent-free arrangement or pay[ing] board."[74] By 2021, HILDA data suggested that "54% of young men and 47% of young women aged 18–29 remained living with their parents" – a significant increase in only four years.[75]

One young woman told researchers from the Monash Centre for Youth Policy and Education Practice:

> Being independent is an important step for young people but the cost for moving out makes it less achievable.… Government should take some intervention to control the house price and provide financial support for renting among young people.[76]

The pressures associated with rental affordability may shape the need to remain in the family home for longer than young people (or their parents) may wish.

Lifting people out of crisis is a policy choice

The housing crisis is a problem with many parts and levers, including the housing and private rental markets, social and affordable housing supply, and housing and homelessness assistance, among other factors. Addressing the challenges therefore needs a holistic view across the whole housing spectrum, from homelessness and social housing through to affordable rental and home ownership; and to consider touchpoints with broader social issues such as economic hardship, employment, and education.

Federal Government

With a Federal election looming at the time of this *Snapshot*, housing has been a significant focus of election promises from the major parties. While reception from economic commentators has been mixed regarding the promised initiatives, it is welcome to see, after decades of housing inactivity, some further evidence of Federal recognition that the scale of the housing crisis is too great to be resolved by state governments alone.

As several housing experts have pointed out, however, underlying supply issues remain a critical issue, and the nature of policies designed to assist first time homeowners that stimulate demand are likely to add more pressure to markets and prices,[77] and subsequently on renters.

Both major parties are overlooking those who need the most help.

Recently released SGS Economics and Planning/National Shelter data shows the depth of the disparity between median rents and income growth across the country, with rents having risen at least 3.5 times faster than income in regional Queensland, and three times faster in Brisbane.[78]

For those on income support, this effect is further exacerbated by the stagnation of Jobseeker and related payments.

Anglicare continues to advocate with numerous other voices for an increase to income support. As the Australian Council of Social Services points out, "income support should be there to support people through the tough times, not keep them in a struggle for survival".[79]

Routine indexation increases are clearly insufficient to cover even basics such as housing, food, bills, and transport, particularly in a cost-of-living crisis.

With the Australian Council of Social Service (ACOSS) and others, we support the call for all income support payments to be raised to at least the Pension rate ($82 a day) so people can afford life's essentials and live with dignity. No one should have to make a choice between putting food on the table, or the medicine they need.

Queensland Government

> The Queensland Government's direct and indirect policy responses to rental affordability have had variable impacts upon housing insecurity in Queensland.

The Queensland Government under the ALP made notable efforts to engage with rental affordability and housing insecurity issues in recent years. In their Queensland Budget 2025-2026 paper, the Queensland Council of Social Service (QCOSS) noted that "Independent expert analysis found that the former Queensland Government's Homes for Queenslanders plan [was] a credible broad-reaching housing plan that includes nation-leading social housing targets that, if implemented long-term, [could] end the housing crisis in Queensland."[80]

Against an ongoing backdrop of a national housing crisis, the new LNP Government has continued to make a significant commitment to housing, with the ambitious commitment of one million homes over the next twenty years,[81] including 53,500 new social housing dwellings by 2044.[82] This involves delivering approximately 2,800 new social housing dwellings per annum for the next 19 years, estimated by QCOSS as a social housing commitment of at least $1.86 billion p.a.[83]

This *Snapshot*, however, among other reports, makes clear that despite commitments to date from both sides of government, **much more needs to be done**.

We urge the Queensland Government to provide more detail about the Securing our Housing Foundations Plan,[84] including a **commitment to timelines, specific funding commitments, and regular and transparent reporting**.

We look forward to regular publication of the outcomes of the recently established Homelessness Ministerial Advisory Council, which will comprise leaders from across government, councils, and the housing, health, and community sectors, to "help better target crisis response[s] and drive sustainable, long-term solutions to homelessness".[85] This is a positive move if it remains true to the intent described by Minister for Housing, The Hon. Sam O'Connor:

> "It will help us deliver **practical solutions** which work on the ground and ensure we're co-ordinating our response to homelessness with both **urgency and compassion**."[86]

Similarly, we look forward to the relief provided for Queenslanders in need of housing through 500 new homes to be built in on church and charity-owned land in the next two years, and 10,000 homes in total.[87] As the human services arm of the Anglican Church Southern Queensland, Anglicare is keen to understand how this initiative will look on the ground.

Local government

Recent policy responses at the local government level to criminalise public camping by people experiencing homelessness, discussed earlier in this report, compound disadvantage and put pressure on other social services. The recent actions of several southern Queensland councils to criminalise people living in encampments in public spaces[88] are particularly ill-timed given the rental crisis outlined in this report.

Recent commentary by Jackson Hills, Manager of Policy & Strategic Engagement at QShelter, notes that the tension between public use of parks and similar spaces, and the need for those experiencing homelessness to find a place to sleep safely, is a difficult issue and challenging to resolve. We agree with Hills that:

> Given the increasing pressures of homelessness and housing instability, now more than ever, a coordinated, strategic, and long-term response is needed to ensure that every Queenslander has a safe and stable place to call home.[89]

For the sake of the individuals and families with no choice but to live in parks, there must be better ways than bulldozing their few belongings.[90]

Anglicare Southern Queensland

Anglicare has long been, and remains, committed to supporting young Queenslanders who are in need of a suitable home.

Through the Anglicare Youth Homelessness Project, we are committed to raising $14 million to build a service in Logan that aims to address the escalating housing crisis. The new building features a modern build that is custom designed to support young people who are either experiencing, or at risk of experiencing, homelessness.

Quality housing is proven to have positive psychological and psychosocial impacts as well as enhancing independence and self-agency. Anglicare believes that every young person deserves to come home to a positive living environment where they know they are cared for and where they feel safe and supported.



A final word

Researchers from the Centre for Social Impact pre-empted Jackson Hill's words above in their 2021 'deep dive' into ending homelessness in Australia, writing:

> [W]ithout inclusion of affordable renting across all markets (social, community, and private), systematic consideration of the structural and individual drivers of homelessness, and the levers available to address drivers across all levels and functions of government, homelessness is an inevitable outcome.[91]

This is especially the case for individuals and families who face particular challenges and vulnerabilities. In this report we have focused on young people who, despite a range of policies in recent years at both Federal and state level that have relevance to youth housing,[92] still remain at significantly more risk of homelessness than adults.

Young people deserve more than to be one or two recommendations in an adult-focused policy. Brisbane Youth Service make a compelling case for a National Child and Youth Housing and Homelessness Plan to address the complex support needs of young people in a holistic way, recognising that wellbeing is more than a roof over one's head. Currently, the inadequacy of Youth Allowance, JobSeeker, and related payments undermines any opportunity of a home for those on income support; while young people from a range of backgrounds and life experiences often face high levels of housing insecurity, including Aboriginal and Torres Strait Islander young people, care leavers, LGBTIQ+ youth, refugee and migrant young people, pregnant youth and their children, students, and those with experience of family violence or the justice system.

Recent research based on interviews with community, government, consultancy, developer, and peak housing body representatives in southeast Queensland makes the case that local, state, and federal governments need to work proactively and strategically with the housing sector to plan for a resilient housing system with policies that prepare for shocks.[93]

In the current housing crisis, in a world now intensely susceptible to such shocks – globally as well as nationally – the human right to a home is more important than ever.

Acknowledgements

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Appendix A: Summary tables by region

Brisbane Metro

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	130	4%	1764	51%	0	0%	68%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	70	2%	1764	51%	0	0%	78%
Couple, no children	Age Pension	72	2%	3185	92%	3	0%	62%
Single, one child (aged less than 5)	Parenting Payment Single	46	1%	2743	80%	1	0%	87%
Single, one child (aged over 8)	JobSeeker	26	1%	2743	80%	1	0%	95%
Single	Age Pension	30	1%	3444	100%	0	0%	89%
Single aged over 21	Disability Support Pension	17	0%	3185	92%	0	0%	89%
Single	JobSeeker	0	0%	3444	100%	0	0%	143%
Single aged over 18	Youth Allowance	0	0%	3444	100%	0	0%	145%
Single in share house	Youth Allowance	0	0%	3444	100%	0	0%	150%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	689	20%	1764	51%	43	1%	40%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	340	10%	1764	51%	5	0%	51%
Single	Minimum Wage	54	2%	54	2%	32	1%	55%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	340	10%	1764	51%	5	0%	52%
Total No. of Properties	**3444**							
households on income support payment	20							
household on minimum wage	75							

Table 5. *Summary table, Brisbane Metro.*

Logan–Beaudesert

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	21	3%	593	85%	1	0%	57%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	8	1%	593	85%	0	0%	65%
Couple, no children	Age Pension	8	1%	683	97%	1	0%	39%
Single, one child (aged less than 5)	Parenting Payment Single	2	0%	667	95%	0	0%	65%
Single, one child (aged over 8)	JobSeeker	1	0%	667	95%	0	0%	71%
Single	Age Pension	0	0%	701	100%	0	0%	59%
Single aged over 21	Disability Support Pension	0	0%	683	97%	0	0%	59%
Single	JobSeeker	0	0%	701	100%	0	0%	89%
Single aged over 18	Youth Allowance	0	0%	701	100%	0	0%	107%
Single in share house	Youth Allowance	0	0%	701	100%	0	0%	95%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	219	31%	593	85%	113	16%	33%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	62	9%	593	85%	3	0%	42%
Single	Minimum Wage	1	0%	1	0%	1	0%	34%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	62	9%	593	85%	3	0%	42%
Total No. of Properties	**701**							
households on income support payment	2							
household on minimum wage	114							

Table 6. *Summary table, Logan–Beaudesert.*

Ipswich

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	9	1%	627	89%	1	0%	56%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	1	0%	627	89%	0	0%	65%
Couple, no children	Age Pension	1	0%	688	98%	0	0%	44%
Single, one child (aged less than 5)	Parenting Payment Single	1	0%	656	93%	0	0%	63%
Single, one child (aged over 8)	JobSeeker	1	0%	656	93%	0	0%	69%
Single	Age Pension	0	0%	703	100%	0	0%	66%
Single aged over 21	Disability Support Pension	0	0%	688	98%	0	0%	66%
Single	JobSeeker	0	0%	703	100%	0	0%	101%
Single aged over 18	Youth Allowance	0	0%	703	100%	0	0%	117%
Single in share house	Youth Allowance	0	0%	703	100%	0	0%	108%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	245	35%	627	89%	173	25%	32%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	66	9%	627	89%	9	1%	41%
Single	Minimum Wage	1	0%	1	0%	1	0%	39%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	66	9%	627	89%	9	1%	42%
Total No. of Properties	**703**							
households on income support payment	1							
household on minimum wage	174							

Table 7. *Summary table, Ipswich.*

Gold Coast

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	5	0%	906	58%	0	0%	82%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	1	0%	906	58%	0	0%	93%
Couple, no children	Age Pension	1	0%	1555	99%	0	0%	69%
Single, one child (aged less than 5)	Parenting Payment Single	0	0%	1386	89%	0	0%	97%
Single, one child (aged over 8)	JobSeeker	0	0%	1386	89%	0	0%	105%
Single	Age Pension	0	0%	1563	100%	0	0%	97%
Single aged over 21	Disability Support Pension	0	0%	1555	99%	0	0%	97%
Single	JobSeeker	0	0%	1563	100%	0	0%	96%
Single aged over 18	Youth Allowance	0	0%	1563	100%	0	0%	153%
Single in share house	Youth Allowance	0	0%	1563	100%	0	0%	103%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	76	5%	906	58%	2	0%	50%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	26	2%	906	58%	1	0%	62%
Single	Minimum Wage	0	0%	0	0%	0	0%	60%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	26	2%	906	58%	1	0%	63%
Total No. of Properties	**1563**							
households on income support payment	0							
household on minimum wage	2							

Table 8. *Summary table, Gold Coast.*

Sunshine Coast

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	5	1%	514	70%	0	0%	73%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	4	1%	514	70%	0	0%	84%
Couple, no children	Age Pension	4	1%	724	99%	0	0%	55%
Single, one child (aged less than 5)	Parenting Payment Single	3	0%	684	93%	0	0%	85%
Single, one child (aged over 8)	JobSeeker	2	0%	684	93%	0	0%	92%
Single	Age Pension	2	0%	732	100%	0	0%	79%
Single aged over 21	Disability Support Pension	2	0%	724	99%	0	0%	79%
Single	JobSeeker	0	0%	732	100%	0	0%	83%
Single aged over 18	Youth Allowance	0	0%	732	100%	0	0%	134%
Single in share house	Youth Allowance	0	0%	732	100%	0	0%	89%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	63	9%	514	70%	4	1%	44%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	22	3%	514	70%	0	0%	55%
Single	Minimum Wage	3	0%	3	0%	3	0%	48%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	22	3%	514	70%	0	0%	56%
Total No. of Properties	**732**							
households on income support payment	2							
household on minimum wage	7							

Table 9. *Summary table, Sunshine Coast.*

Moreton Bay

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	13	2%	660	83%	0	0%	59%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	4	1%	660	83%	0	0%	68%
Couple, no children	Age Pension	4	1%	786	98%	0	0%	46%
Single, one child (aged less than 5)	Parenting Payment Single	3	0%	749	94%	0	0%	67%
Single, one child (aged over 8)	JobSeeker	3	0%	749	94%	0	0%	73%
Single	Age Pension	2	0%	798	100%	0	0%	68%
Single aged over 21	Disability Support Pension	2	0%	786	98%	0	0%	68%
Single	JobSeeker	0	0%	798	100%	0	0%	88%
Single aged over 18	Youth Allowance	0	0%	798	100%	0	0%	120%
Single in share house	Youth Allowance	0	0%	798	100%	0	0%	94%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	222	28%	660	83%	103	13%	34%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	66	8%	660	83%	4	1%	43%
Single	Minimum Wage	3	0%	3	0%	3	0%	40%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	66	8%	660	83%	4	1%	44%
Total No. of Properties	**799**							
households on income support payment	2							
household on minimum wage	106							

Table 10. *Summary table, Moreton Bay.*

Wide Bay

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	26	7%	256	72%	0	0%	57%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	6	2%	256	72%	0	0%	65%
Couple, no children	Age Pension	6	2%	346	97%	2	1%	41%
Single, one child (aged less than 5)	Parenting Payment Single	3	1%	326	91%	0	0%	63%
Single, one child (aged over 8)	JobSeeker	1	0%	326	91%	0	0%	69%
Single	Age Pension	1	0%	358	100%	0	0%	61%
Single aged over 21	Disability Support Pension	1	0%	346	97%	0	0%	61%
Single	JobSeeker	0	0%	358	100%	0	0%	87%
Single aged over 18	Youth Allowance	0	0%	358	100%	0	0%	110%
Single in share house	Youth Allowance	0	0%	358	100%	0	0%	93%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	162	45%	256	72%	69	19%	33%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	73	20%	256	72%	11	3%	42%
Single	Minimum Wage	1	0%	1	0%	1	0%	35%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	73	20%	256	72%	11	3%	42%
Total No. of Properties	**358**							
households on income support payment	3							
household on minimum wage	70							

Table 11. *Summary table, Wide Bay.*

Darling Downs–Maranoa

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	34	10%	259	76%	4	1%	52%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	15	4%	259	76%	2	1%	60%
Couple, no children	Age Pension	15	4%	331	97%	8	2%	38%
Single, one child (aged less than 5)	Parenting Payment Single	10	3%	317	92%	2	1%	62%
Single, one child (aged over 8)	JobSeeker	4	1%	317	92%	1	0%	68%
Single	Age Pension	2	1%	343	100%	0	0%	57%
Single aged over 21	Disability Support Pension	2	1%	331	97%	1	0%	57%
Single	JobSeeker	0	0%	343	100%	0	0%	76%
Single aged over 18	Youth Allowance	0	0%	343	100%	0	0%	105%
Single in share house	Youth Allowance	0	0%	343	100%	0	0%	83%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	189	55%	259	76%	110	32%	30%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	94	27%	259	76%	34	10%	38%
Single	Minimum Wage	4	1%	4	1%	4	1%	33%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	94	27%	259	76%	34	10%	39%
Total No. of Properties	**343**							
households on income support payment	11							
household on minimum wage	114							

Table 12. *Summary table, Darling Downs – Maranoa.*

Queensland Outback SA4 (southern area)

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate	Median Rent as a % of H'hold Income
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker (both adults)	0	0%	4	100%	0	0%	44%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	0	0%	4	100%	0	0%	51%
Couple, no children	Age Pension	0	0%	4	100%	0	0%	-
Single, one child (aged less than 5)	Parenting Payment Single	0	0%	4	100%	0	0%	-
Single, one child (aged over 8)	JobSeeker	0	0%	4	100%	0	0%	-
Single	Age Pension	0	0%	4	100%	0	0%	-
Single aged over 21	Disability Support Pension	0	0%	4	100%	0	0%	-
Single	JobSeeker	0	0%	4	100%	0	0%	-
Single aged over 18	Youth Allowance	0	0%	4	100%	0	0%	-
Single in share house	Youth Allowance	0	0%	4	100%	0	0%	-
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	4	100%	4	100%	4	100%	25%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	4	100%	4	100%	4	100%	32%
Single	Minimum Wage	0	0%	0	0%	0	0%	-
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	4	100%	4	100%	4	100%	32%
Total No. of Properties	**4**							
households on income support payment	0							
household on minimum wage	4							

Table 13. *Summary table, Queensland Outback SA4 (southern area).*

Appendix B: A note on methodology

This *Snapshot* was undertaken over the weekend of 16–17 March 2025 (the *Snapshot* weekend). Anglicare Australia again partnered with REA Group (who operate the realestate.com.au website) to collect data on rental listings across Australia. State- or region-based data from the total dataset was provided to participating Anglicare and affiliate organisations.

Anglicare Southern Queensland assessed a data set of 335 postcodes that comprised the following Australian Bureau of Statistics Statistical Area Level 4 regions: Brisbane (a combination of inner city, north, south, east, and west SA4 areas, comparable to previous Anglicare SQ Snapshots); Logan–Beaudesert; Ipswich; Gold Coast; Sunshine Coast; Moreton Bay north and south (combined); Wide Bay; Darling Downs–Maranoa; and the southern part of the Queensland Outback SA4, drawing a rough line from Blackall to the Northern Territory border.

Nationally, 51,238 properties were surveyed. The following property types were excluded from the data:

- Advertisements for 'non dwellings' such as workshops, garages, shops, warehouses etc.
- Duplicate advertisements for the same property.
- Properties that included conditions such as house cleaning or childminding.
- Short term leases (less than 6 months), holiday accommodation, boarding houses and student-only accommodation.
- Properties already listed as 'leased'.

For the purposes of the Snapshot, we also applied the following assumptions to the dataset:

- Where rents are banded (e.g., the property was advertised as renting at $500-$520 per week) the higher rent in the band was used.
- Where rents were not stated in the advertisement, they were assumed to be too expensive.
- Where rents are listed as "from x" or "offers above x" or "x neg", the figure given as 'x' was used.

Where multiple properties were advertised in the same advertisement (e.g., 2 rooms available in the one share house), these were counted as separate properties. The exception to this rule was where it was not clear from the advertisement how many properties were available. In these cases, they were counted as two properties.

Predefined tests of affordability and appropriateness were then applied to the survey data, resulting in the number of advertised properties on a given day which were adequate for households of different types living on a low income. For a dwelling to be determined as suitable, it had to satisfy tests of both affordability and appropriateness.

Affordability

The *Snapshot* uses a commonly used benchmark of housing affordability called the '30:40 indicator'.[94] That is, when housing costs are greater than 30% of disposable income and that household's income is in the bottom 40% of the income distribution, the household is deemed to be in 'housing stress'.[95]

Household incomes are derived from the maximum rate of Centrelink pensions, allowances or net minimum wage combined with the Commonwealth Rent Assistance (CRA) and Family Tax Benefits (FTB) where applicable. Consistent with Australian Housing and Urban Research Institute (AHURI) research about the nature of housing assistance,[96] CRA was included in the household's total income, rather than being treated separately as a specific housing allowance. The total resulting income for each household type was used to establish a maximum affordable weekly rent based on the 30% rule.

While any measure of affordability will have weaknesses, the Australian Housing and Urban Research Institute (AHURI) has found that the 30:40 measure (or the Ratio method) was a reasonable indicator of housing stress and was useful in identifying "households likely to be at risk of problems associated with a lack of affordable housing."[97] The then Council of Australian Governments also used the ratio method in what was the National Affordable Housing Agreement, as its measure of affordability.[98]

Appropriateness

We applied the following assumptions with regard to appropriateness:

- A room in a share house, bedsit or at least a one-bedroom property is suitable for a single person with no children.
- A room in a share house is not suitable for couples or those on a disability support pension.
- A 2-bedroom property is suitable for a single person or couple with one child.
- Households with 2 children require a 3-bedroom property. We assume that the children are of different gender, and that it is not appropriate for the children to share a room. We acknowledge that in cases where two children under 18 years are of the same gender, there will be slightly more suitable (2 bedroom) properties available.

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[8] Forced moves and unaffordable housing have the most detrimental impact on wellbeing. The former results in a 1.6 per cent decline in the wellbeing index; the latter results in a 0.8 per cent decline in the wellbeing index. Forced moves and unaffordability also depress the mental health score by 1.7 per cent and 0.5 per cent respectively. Ong Vifor J., R., Singh, R., Baker, E., Bentley, R. and Hewton, J. (2022). *Precarious housing and wellbeing: a multidimensional investigation*, AHURI Final Report No. 373, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/finalreports/373

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Snapshot: ac.care – Limestone Coast, Riverland, Murraylands

Introduction

ac.care provides specialist homeless services to clients across the Southern Country regions of SA. The three regions covered are: Limestone Coast, Murraylands, and the Riverland. The issues regarding homelessness and housing affordability are similar across all 3 regions.

Major issues faced by people on income support payments in regional South Australia include limited access to affordable and/or appropriate housing, limited employment opportunities, social exclusion, and isolation.

ac.care's homelessness services work closely with clients and real estate agents to ensure quality outcomes for those who are able to access private rental properties, and assist others to access SA Housing Authority and Community Housing properties. The homeless services also provide Early Intervention and prevention strategies to assist those facing eviction to maintain and sustain their tenancy, and Supported Transitional Housing to provide case management to address the issues which caused the initial homelessness.

New and innovative programs are required in regional areas in collaboration with other agencies, business etc to ensure available resources are used to achieve the best possible outcomes for clients. Some of those innovations are:

- Collaboration with Employers, Real estate Agents and Financial Counsellors to deliver the Tenancy Education Program (TED) to assist clients to obtain and sustain a tenancy and provide contacts within the community to pursue employment and social inclusion;
- Collaboration with education and other youth services via a vulnerable youth framework to provide transitional housing to young people while enabling them to remain engaged in education, training, or employment;
- Collaborating with the business community to provide opportunities for those who are disadvantaged;
- Engaging with the Vulnerable Persons Framework to provide rapid housing for rough sleepers and support them to sustain their tenancy.
- Providing access to services through local Aboriginal Controlled Health Organisations and schools
- Providing assistance with fresh food in collaboration with agencies such as Second bite
- Providing access to showers, coffee, hot meals.
- Access to wrap around services via other programs delivered by ac.care- Financial Counselling, Emergency Relief, Family support services, Aboriginal Youth services, Reconnect, Linker Program, Community Centres and Community Connections Programs.

As mentioned above, one of the main issues causing homelessness is the lack of affordable housing. ac.care conducted a rental affordability snapshot across the three regions, in conjunction with Anglicare Australia.

Methodology

Every year ac.care tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15th March 2025, 132 private rentals were advertised for rent in Limestne Coast, Riverland and Murraylands region While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 22 (17 percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 80 (61 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
22	80

Table 1: Rental Affordability, Limestone Coast, Riverland and Murraylands by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	7	5%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	1%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	16	12%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	9	7%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	3	2%
6	Single	Age Pension, Pension supplement and Energy supplement	1	1%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	1	1%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	74	56%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	36	27%
13	Single	Minimum Wage	7	5%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	36	27%
	Total No of Properties	132		

Discussion

In Limestone Coast, Riverland, Murraylands regions, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that no rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford 5 percent of rentals. Single parents out of work face even tougher odds, with affordability at just 2 percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehousewon't be able to afford any rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford one percent of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only 12 percent of rentals were affordable. Single retirees have it even worse, with one percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only 5 percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 44 percent of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across Limestone Coast, Riverland and Murraylands people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for Limstone Coast, Riverland and Murraylands

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has projected that by 2036, there will be a shortfall of 49,900 social and affordable rentals across South Australia.[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Ac.care is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

South Australia Rental Affordability Snapshot

CONFIDENTIAL
30 April 2025

Introduction

Access to safe, secure, and affordable home is a basic human right. However, this isn't the reality in a South Australia where affordability remains a significant concern in 2025, and the market remains in a housing crisis. Rental affordability has become more challenging in the private market, with rental assistance indexation not keeping pace with rising costs. In Adelaide, rents have increased by 8.8 percent year on year since the last snapshot weekend.[1]. Worsening affordability[2] targets vulnerable groups, such as those on low income, aged pension, those fleeing domestic violence and our First Nations populations. It is clear that without further intervention the further tightening of the supply-demand balance will continue to lock these renters out of the market, driving them into homelessness and further from their families, friends and communities.

About Believe Housing Australia

Believe Housing Australia is one of the state's leading providers of social and affordable housing and tenancy services, including housing for older and younger people, Aboriginal housing services, specialist disability accommodation, families, and individuals with low to moderate income.

Believe Housing Australia was launched in March 2022 after more than 20 years of operation as AnglicareSA Housing. It is a fully owned subsidiary company of AnglicareSA and a nationally accredited Tier 1 Community Housing Provider, operating throughout metropolitan and regional South Australia.

About the Snapshot

To better understand the changes in the South Australian rental market, Believe Housing Australia and AnglicareSA conducts the annual Rental Affordability Snapshot. The Snapshot provides insights on whether people on low incomes have access to affordable and appropriate homes in the private market, and the housing implications for South Australians living on low incomes.

Methodology and affordability thresholds

To test if a listing is affordable, we take a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then calculate the income for each household type using government data and assess whether each property is affordable and suitable for fourteen types of households on low incomes:

- Single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- Single parents receiving the Parenting Payment or earning the minimum wage
- Couples without children on the Age Pension, and

[1] SQM Research https://sqmresearch.com.au/weekly-rents.php?sfx=&region=sa%3A%3AAdelaide+City&t=1, accessed March 2025

[2] Housing affordability in South Australia has increased more than 50% in this decade https://nhsac.gov.au/sites/nhsac.gov.au/files/2024-05/state-of-the-housing-system-2024.pdf accessed April 15, 2025

- Couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

A home is considered affordable if it follows the internationally-accepted benchmark that housing requires less than 30% of a household's income. Paying rent of more than 30% of income puts the renter in housing stress and more than 50% is considered severe housing stress.

Findings

On the 15th March Snapshot weekend, large groups of individuals and families competed for only 1836 private rentals advertised in South Australia (a 12% increase compared to the previous year)

As is the case across Australia, renters on low incomes are dealing with the tough challenges that government payments, including the addition of the energy supplement in this year's Snapshot, have not kept up with the increase in housing costs, creating increased pressure on the acute shortage of affordable homes.

On Snapshot day,

- Only 19 properties, representing 1% of listings and an 11% increase compared to the previous year, were affordable for households on income support payments. Meanwhile, 234 properties, or 13% of listings, were affordable for households on a minimum wage, a 2% decrease compared to the previous year.

- Couples were in a stronger position than single people, including single parents:
    - A couple on minimum wage and family tax benefit A (FTB A) could apply for 218 (12%) of homes.
    - A couple on Minimum Wage and Parenting Payment Partnered + Energy Supplement + FTB A + FTB B saw their opportunities for an affordable and accessible home drop to only 23 homes (1%)
    - A couple with no children were locked out of the market with 3 homes (0%) affordable and available for application.

- Single people remain most affected. The inclusion of shared houses and units in available properties is not enough to overcome the constraints placed on a single person on minimum wage and/or income support payments.
    - Only 23 homes (1%) were available and affordable for single people with two children age under 10 on Minimum Wage and Parenting Payment Single + Energy Supplement +Basic Pension Supplement + Pharmaceutical Allowance + FTB A +FTB B
    - Only 16 homes (1%) were suitable for single people on minimum wage
    - 0% of properties were appropriate and affordable for a single person on parenting payment who have one or two children (0 properties), JobSeeker payment (0) or Youth Allowance (0).

- Only 3 properties (0%) were affordable and appropriate for those with the least capability to change their financial position, those on the government's most generous benefit, the Age Pension + Pension supplement + Energy supplement.

On Snapshot day, the number of homes that were affordable and appropriate for:

Households on income support payments	Households on minimum wage
19 (1%)	234 (13%)

Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable& Appropriate	% Affordable& Appropriate
Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both) + Energy Supplements + FTB A + FTB B	64	3%	1298	71%	2	0%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	36	2%	1298	71%	0	0%
Couple, no children	Age Pension + Pension supplement + Energy supplement	36	2%	1781	97%	3	0%
Single, one child (aged less than 5)	Parenting Payment Single + Energy Supplement + Basic Pension Supplement + Pharmaceutical Allowance + FTB A + FTB B	24	1%	1691	92%	0	0%
Single, one child (aged over 14)	JobSeeker Payment + Energy Supplement + Pharmaceutical Allowance + FTB A +FTB B	16	1%	1691	92%	0	0%
Single	Age Pension + Pension supplement + Energy supplement	14	1%	1833	100%	14	1%
Single aged over 21	Disability Support Pension + Energy Supplement + Pension Supplement	14	1%	1781	97%	0	0%
Single	JobSeeker Payment + Energy Supplement	0	0%	1833	100%	0	0%
Single aged over 18	Youth Allowance + Energy Supplement	0	0%	1833	100%	0	0%
Single in share house	Youth Allowance + Energy Supplement	0	0%	1833	100%	0	0%

Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	532	29%	1298	71%	218	12%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Single + Energy Supplement +Basic Pension Supplement + Pharmaceutical Allowance + FTB A +FTB B	158	9%	1298	71%	23	1%
Single	Minimum Wage	16	1%	1833	100%	16	1%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage and Parenting Payment Partnered + Energy Supplement + FTB A + FTB B	158	9%	1298	71%	23	1%
Total No of Properties	**1836**						

Recommendations

1. Invest in more quality social and affordable housing

All South Australians have the right to a safe, secure and sustainable home. The South Australian Government's Housing Roadmap represents an important and welcome step forward, committing to deliver 4,817 units by 2026, including more than 1,100 new Housing Trust homes. This significant investment will help ease pressure on the state's growing Tier 1 social housing list and provides a strong foundation for future progress[3].

However, with the current supply of new housing critically low and household incomes not keeping pace with rising housing costs, more action is needed. South Australia must continue to build on the momentum created by the Housing Roadmap by making further, sustained investments in social and affordable housing. It is vital that government policy continues to prioritise all South Australians, ensuring vulnerable individuals and families are supported and included in the state's future growth.

At the national level, the Housing Australia Future Fund (HAFF) is a significant initiative designed to deliver long term, secure funding for the construction of new social and affordable homes. The National Housing Accord and the investments made through HAFF are critical to addressing the housing crisis across Australia, including here in South Australia.

As the first HAFF funded homes become available, their positive impact is already clear. During the recent snapshot weekend, HAFF funded homes made up 8 of the 19 homes (42 percent) deemed affordable and appropriate for households on income support payments. This is a remarkable and welcomed outcome that demonstrates the importance of this investment.

[3] https://www.dhud.sa.gov.au/__data/assets/pdf_file/0008/1078586/HousingRoadmap.pdf accessed March 31, 2025

Believe Housing Australia is proud to have delivered the Panorama development, comprising 18 affordable two-bedroom new homes through HAFF funding, bringing high quality affordable homes to South Australians. This achievement highlights the potential of strong partnerships between governments and Community Housing Providers (CHPs) to deliver real, tangible results.

We have a strong pipeline of future projects ready to be delivered and are actively pursuing additional HAFF opportunities. We urge the Federal Government to expand and quadruple HAFF funding and continue to support initiatives like this, which are delivering life changing benefits for communities. By strengthening partnerships with CHPs and scaling up programs like HAFF, we can create lasting change, ensuring more South Australians have access to the safe, secure and affordable homes they deserve.

2. **Raising Rental Assistance, JobSeeker and other related payments over the poverty line**

Many South Australians who are currently out of work rely on JobSeeker and other support payments to meet their daily needs. Ensuring that these payments are set at a level that reflects the cost of living, particularly in the rental market, would help people move out of housing stress and build greater stability in their lives.

Raising the rate of JobSeeker and related payments above the poverty line would not only provide immediate relief but also empower individuals to plan for their futures, participate more fully in their communities and contribute to a stronger, more inclusive South Australia. Access to safe and secure shelter is a fundamental human right, and improving income support settings is an important step toward achieving this for all.

3. **Enforcement of Recent Rental Protections**

South Australia's rental reforms delivered through amendments to the Residential Tenancy Act, addressed some important issues for renters, which provided unnecessary barriers to accessing homes. It is too early to quantify the effect of the laws on issues such as rent bidding. However, on Snapshot weekend one home listed that there would be: "NO PETS. NO QUESTIONS ASKED" and another that the home was too small for pets, with the only remedy available to the renter being a time consuming and cost-prohibitive application to SACAT - at additional time and cost in a tight rental market.

Government should protect renters with bolder measures, and compliance to existing measures should be better funded.

4. **Increase support to Local Government planning departments to streamline approvals**

A great deal is required from Local Government planning departments and with additional volume of building applications the state should increase support to facilitate new-build home

owners to get into homes and out of rental properties, opening space at the bottom of the market, without compromising good planning practices for the state.

5. **Increase support for fee-free TAFE and other vocational training**

South Australia has never been in such need of new housing. For the state to meet the challenge, it must invest in the housing workforce. The strong demand for housing has put pressure on the state's construction market, and we welcome the government's decision to increase investment in trades though both fee-free TAFE, school-based apprenticeships and planning apprenticeships.

This investment has the potential to speed building approvals, stabilise construction costs and reduce delays to build in the short term. However, there is a further opportunity to be found in this program, which is the ability for youth to undertake valuable skills training, particularly for youth who are post-care or those who are particularly vulnerable to unemployment and homelessness.

One area for consideration is the current structure of Fee Free TAFE, which is only available to school leavers, while those in years 10 to 12 must pay a subsidised fee to access stackable TAFE courses. This structure can delay access to vocational skills for students who may not be able to afford even subsidised fees, postponing their entry into the workforce and limiting their immediate earning potential. To strengthen the workforce pipeline and support vulnerable young people, government should consider extending Fee Free TAFE to students intending to enter the workforce directly after high school, particularly in key sectors like home building and community support services.

Discussion

This year's Snapshot data reveals a deeply concerning picture for South Australians with a low income. In the private rental market, demand continues to outstrip supply, with only 1,836 private rentals available across the state — a **12% increase year on year**, yet still insufficient to meet the growing needs of individuals and families searching for stable housing.

South Australia is a landlords' market. SQM Research[4] reports that March 2025's rental vacancy rate in Adelaide is a stubbornly low 0.6%, increasing only 0.1% since the release of the Snapshot a year ago. The low supply drives prices up, and as incomes fail to rise at the same pace as rent, more South Australians are looking to the government for help - to increase supply and support higher incomes.

Affordability has deteriorated for both homeowners and renters, with HIA's affordability index reporting Adelaide's housing affordability has declined 4.5% year on year. Affordable private rents are disappearing at a rapid rate. SQM Research weekly rents index reported a median asking rate of $626/week on 28th March, up 8.8% on the year before. Domain's quarterly rental report for March 2025 found that Adelaide's house rents accelerated in the March

[4] https://sqmresearch.com.au/graph_vacancy.php?region=sa%3A%3AAdelaide&type=c&t=1, accessed April 15, 2025

quarter increasing by $20, or 3.3% compared to the previous quarter, to $620/week.[5]. Where there is a reprieve in the Domain data is in the units market, which showed a flat March quarter (0% quarter-on-quarter growth), remaining at a record average of $500/week. However, the rental market's 0.4% overall vacancy rate in the March quarter, demonstrates increased competition and cost-pressure at the entry-level of the rental market, where young and low-income South Australians would ordinarily seek housing.

The competition for these limited listings remains fierce, with low-income earners and welfare recipients disproportionately disadvantaged.

The data underscores a stark reality: The decade-long decline in social and affordable housing stock, coupled with Commonwealth government payments and supplements that have not kept pace with inflation have created an intensifying housing affordability crisis. Despite the inclusion of the Energy Supplement in this year's analysis, only 1% of rentals (19 properties) were affordable for households reliant on income support payments, a marginal improvement of 11% year-on-year. This increase was partly supported by initiatives like the Housing Australia Future Fund (HAFF) but still of greater concern. Even for households on a minimum wage, only 13% of listings (234 properties) were deemed affordable, marking a 2% decline compared to the previous year.

The Snapshot highlights a broader, ongoing structural issue, where supply constraints have intensified the pressure on housing affordability. Meanwhile, increases in Commonwealth Rent Assistance (CRA) and other social payments have not kept pace with the growing need. The insufficiency of these supports is particularly troubling, as they serve as Australia's primary safety net for the nation's most vulnerable individuals.

The affordability gap between available and appropriate homes and income/payments, becomes even more pronounced when rental access is reviewed against household type. Couples generally had a better position in the market, but this advantage was still very limited:

- A couple on minimum wage with Family Tax Benefit A could afford 218 homes (12%), but

- When factoring in children and Parenting Payment plus other supports, affordable homes dropped to only 23 (1%).

- Couples without children were almost completely excluded, with just 3 properties (0%) within reach.

Single-parent households and single individuals remain the most vulnerable.
Despite the inclusion of shared accommodations, a single person on minimum wage with two young children had access to just 23 homes (1%), while a single person on minimum wage alone could only afford 16 homes (1%).

[5]https://www.domain.com.au/research/rental-report/march-2025/#adelaide accessed April 15, 2025

More alarmingly, there were zero properties (0%) affordable and appropriate for single parents on Parenting Payment, as well as individuals on JobSeeker or Youth Allowance

This reveals a systemic exclusion of some of the most financially vulnerable individuals from the private rental market, despite layered supports and supplements. This reinforces the urgent need for a broader structural response.

Older South Australians are locked out

Even those on the Age Pension, often considered among the more stable income supports, were effectively locked out of the market. Only 3 properties (0%) across the state were both affordable and appropriate for this group. This highlights the considerations raised in Believe Housing Australia's Over 55s Housing Roundtable Report [Link to report], that older Australians, despite their long-term contribution to society and limited capacity to increase income, face immense housing insecurity in the current market.

The Inadequacy of Commonwealth Rent Assistance

The consistently low affordability figures, even with the application of Commonwealth Rent Assistance (CRA) and other supplements, signal the inadequacy of government payments. The CRA has not been indexed to rental market inflation (currently indexed to CPI), leading to its declining real value. As rental prices have surged in recent years, these payments have not adjusted at a comparable rate, further entrenching inequality and housing stress for those already on the margins.

Conclusion

This Snapshot confirms what most South Australians already know: soaring rents, stagnant wages, and inadequate government supports are pushing ordinary people toward homelessness. When families are forced to choose between shelter and basic essentials like food, warmth, and hygiene, and the housing market is not just unaffordable — it is unsustainable. When families are forced to live in cars, tents, and motels, these are not just individual tragedies — they are social, welfare, cultural and economic risks that bring long-term consequences for the state.

South Australia is feeling the housing affordability crunch more acutely than many parts of the country. While every level of government has placed renewed focus on the housing issue in the state, this crisis demands more than attention — it demands action. Incremental increases in Commonwealth Rent Assistance and one-off supplements are not keeping pace with real-world pressures. Without systemic reform, thousands will remain locked out of safe, secure housing.

Now is the time to act. Along with the state's *Housing Roadmap,* the Housing Australia Future Fund Facility (HAFFF) offers a critical opportunity — one in which to accelerate delivery of social and affordable housing projects that will serve South Australians in generations to come.

Believe Housing Australia acknowledges and welcomes the work already underway, but the scale of today's crisis sets a generational challenge that requires a consistent, coordinated and

broad response. The work underway through the housing roadmap and HAFFF will contribute supply, but the response require further consideration and market reform.

Lead with Change. Create a Fairer South Australia

Snapshot: Anglicare Willochra – North & West Country SA

Introduction

Anglicare Willochra is the caring and welfare arm of the Anglican Diocese of Willochra, a large rural diocese covering a diversity of communities across 900,000 square kilometres of rural and regional South Australia. With a concern for the welfare of rural people, Anglicare Willochra partners with ministry groups in the Diocese, and with AnglicareSA to find ways to be 'good neighbours' within our communities.

Methodology

Every year Anglicare Willochra tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type, and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

Findings

On the Snapshot weekend of 15 March 2025, 252 private rentals were advertised for rent in North and West Country SA. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 86 (34 percent) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 172 (68 percent) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

On the Snapshot weekend, these are the number of unique properties affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
86	172

Table 1: Rental Affordability, North and West Country SA, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	58	23%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	33	13%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	61	24%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	24	10%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	7	3%
6	Single	Age Pension, Pension supplement and Energy supplement	3	1%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	3	1%
8	Single	JobSeeker Payment and Energy Supplement	0	0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	165	65%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	126	50%
13	Single	Minimum Wage	13	5%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	126	50%
	Total No of Properties	252		

Discussion

In North and West Country SA, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that no rentals were affordable for a person on the JobSeeker payment. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford 23 percent of rentals. Single parents out of work face even tougher odds, with affordability at just three percent. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse cannot afford any rentals. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford one percent of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only 24 percent of rentals were affordable. Single retirees have it even worse, with one percent of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only five percent of rentals are affordable. Of all of the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of 35 percent of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across North and West Country SA, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

While rental prices in our region are among the most affordable in Australia—at a median of $360 compared to $580 across South Australia and $630 nationally—the situation here is still grim. This highlights the depth of the rental crisis for all Australians.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for North and West Country SA

We are facing a major shortfall of affordable homes. The Australian Housing and Urban Research Institute has shown by 2036, we will have a shortfall of 49,900 social and affordable rentals across South Australia.[ii]

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income, and providing enough affordable rentals for the people who need them.

It is clear that we must invest in social and affordable housing. The shortfall of social housing and affordable rentals in our region must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare Willochra is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. See Appendix 4.

Rental Affordability Snapshot

Tasmania 2025

Selina Claxton, Mary Bennett and Ginny Toombs



WORKING FOR
A JUST TASMANIA

RENTAL AFFORDABILITY SNAPSHOT

BSC-130749

AnglicareTAS
Choice, support and hope

SOCIAL ACTION & RESEARCH CENTRE

Anglicare Tasmania acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land, Lutruwita/Tasmania, on which this project has taken place. We acknowledge Elders past and present, and Aboriginal people who have participated in and are connected with this research.

Acknowledgements

The assistance of staff of Anglicare Tasmania's frontline services in the preparation of this report is gratefully acknowledged. Thank you for the important work you do, and to the people you work with for their strength and resilience.

Content warning

This report discusses domestic and family violence. If the content raises any issues for you and you would like to speak to someone for support, the below services can be contacted 24/7:

1800RESPECT
Phone 1800 737 732, text 0458 737 732, online www.1800respect.org.au

Lifeline
Phone 13 11 14, online www.lifeline.org.au

13YARN
For Aboriginal and Torres Strait Islander people: phone 13 92 76

Note on terminology

Family violence refers to violence between family members, typically where the perpetrator exercises power and control over another person. The most common and pervasive instances occur in intimate (current or former) partner relationships and are usually referred to as domestic violence.[1] We have endeavoured to use the term domestic and family violence (DFV) throughout this report.

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1 AIHW (2018), 'Family Domestic and Sexual Violence in Australia', Australian Institute of Health and Welfare, accessed April 2025.

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Anglicare's experience in housing services and advocacy

Anglicare Tasmania is a large community service organisation in Tasmania with offices in Hobart, Glenorchy, Launceston, St Helens, Devonport, Burnie, Sorell and Zeehan and a range of programs in rural areas. Anglicare's services include accommodation support; mental health services; support services following a motor vehicle accident; aged and home care services; alcohol and other drug services; financial and gambling counselling; and child, youth and family support.

In addition, Anglicare's Social Action and Research Centre (SARC) conducts research, policy and advocacy with a focus on issues affecting Tasmanians on low incomes who are disadvantaged or vulnerable.

Anglicare Tasmania is committed to achieving social justice for all Tasmanians. It is our mission to speak out against poverty and injustice and offer decision-makers alternative solutions to help build a more just society. We provide opportunities for people in need to reach their full potential through our services, research and advocacy.

Anglicare delivers a range of housing services including the Housing Connect Front Door service statewide, long-term communal housing for people on a low income and Youth2Independence accommodation services. The Housing Connect Front Door is the entry point for people to access housing support, from emergency accommodation to a long-term home. This begins with an assessment to understand their individual circumstances and help match them with the most suitable options available. Anglicare publishes a quarterly Housing Connect Front Door Service Snapshot that provides an overview of this service.

SARC has published the Rental Affordability Snapshot every year since 2007. Our research projects have looked at the housing and accommodation needs of people experiencing mental health conditions, young people, unaccompanied homeless children, families trying to reunite and people escaping domestic and family violence and abuse.

Key findings

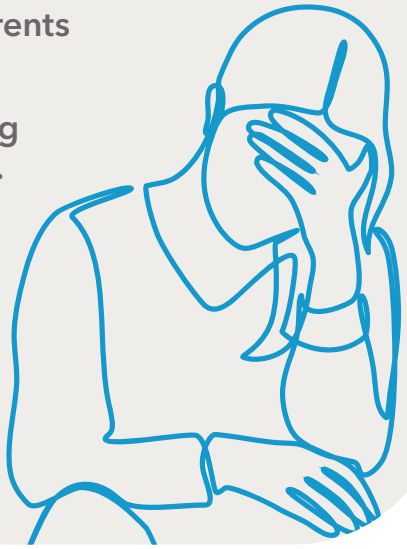
The number of affordable rentals has declined with a 25% drop in listings and record low vacancy rates in all regions.

For people on the lowest incomes there are no affordable private rentals and the gap between advertised rents and what they can afford is growing.

The lack of affordable rental properties is pushing Tasmanians into financial stress or homelessness.

It is also a barrier to addressing issues such as domestic and family violence, bed-block in the public hospital system and persistent disadvantage.

We need governments to deliver social housing at scale and to raise the rate of income support.



845 properties listed ↓ 25%

675 self-contained properties ↓ 35%

0%

of properties listed were affordable for:

- Tasmanian families relying on **Single Parenting Payment**
- Tasmanians relying on **Disability Support Pension**
- Single Tasmanians receiving **JobSeeker**
- Tasmanians receiving **Youth Allowance**
- Single Tasmanians relying on the **Age Pension** wanting a place of their own



Every year Anglicare Tasmania, along with Anglicare Australia and other agencies across the country, runs the Rental Affordability Snapshot to test whether it is possible for people on low incomes to afford a home in the private rental market.

The Snapshot looks at all properties listed for rent on realeastate.com.au and flatmates.com.au on a weekend at the end of March every year. We then assess whether each property is affordable and appropriate for 14 types of households on low incomes, including young people, single parents, working families, older people and those dependent on Centrelink benefits. For more details on our methodology, please see our FAQ (p. 43).[2]

Our report also presents the stories of Anglicare Tasmania clients who have been searching for housing in the private rental market. Their experiences show how the private rental market in Tasmania works, and doesn't work, for people today. All stories used in this Snapshot have names and details changed to protect client privacy.

2 This year we have moved from using Gumtree, a declining platform that is producing lower volumes of listings in 2025, to flatmates.com.au, the current major site for sharehouse listings in Australia. We will note where that may have affected our data.

Availability

Following a moderate rise in the number of properties advertised over the past 2 years, the number of listings fell to 845 properties this year, 25% less than the 1,127 properties advertised in 2024.

For our main source of data, realeastate.com.au, listings declined by 33%. Since this site does not capture most sharehouse listings, we use a secondary source of data. This year our source for sharehouse listings changed from Gumtree, which has declined in popularity, to flatmates.com.au. This switch may be masking a greater decline in overall listings.

The decline in listings is substantial and reflects the record low vacancy rates reported in all regions of Tasmania, which are even lower than 12 months ago.

Number of properties advertised in Tasmania in Snapshot week, 2013-2025

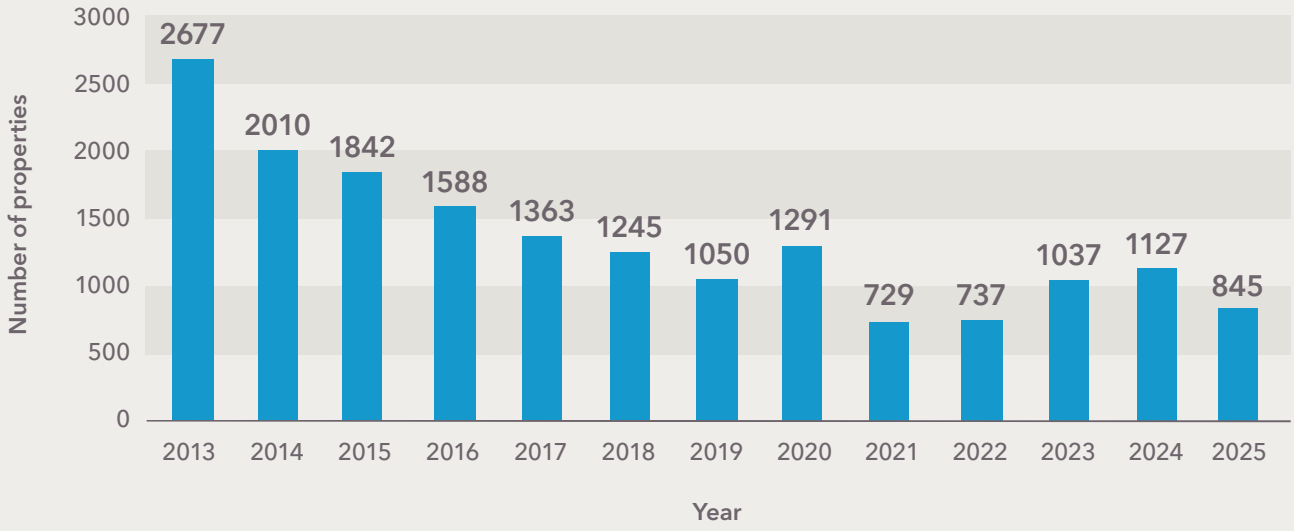


Chart 1: Number of advertised properties

There are virtually no rentals available at any price

The vacancy rate is the percentage of all rental properties that are vacant and available to rent. It is a good indicator of whether current housing policy is effective.

When the vacancy rate falls below 3%, there are generally more people looking for rentals than there are properties available. With more people competing for each property, rents tend to rise. The further the rate falls below 3%, the tighter the market becomes and the faster rents rise.

Over the past year we have seen vacancy rates fall to unprecedented lows in all regions. The vacancy rate can't fall below zero, but rates were virtually there in January 2025 with Hobart and Burnie recording 0.3% and Launceston recording 0.5%. Vacancy rates have remained below 1% in every region for the 6 months to February 2025.

Under these conditions it is hard for anyone to find a rental at any price. For people on low incomes, even the lowest priced rentals are not affordable, and they are often outcompeted for these properties by people on higher incomes.

As the gap between advertised rents and what people can afford increases, the number of people who are priced out of the private rental market grows.

> **A sustainable vacancy rate of around 3 per cent in the private rental market will help to stabilise rents and ultimately reduce pressure on household budgets.**
>
> *Tasmanian Housing Strategy 2023-2043*[3]

3 Tasmanian Government (2022) *Tasmanian Housing Strategy 2023-2043.*

Residential rental vacancy rate

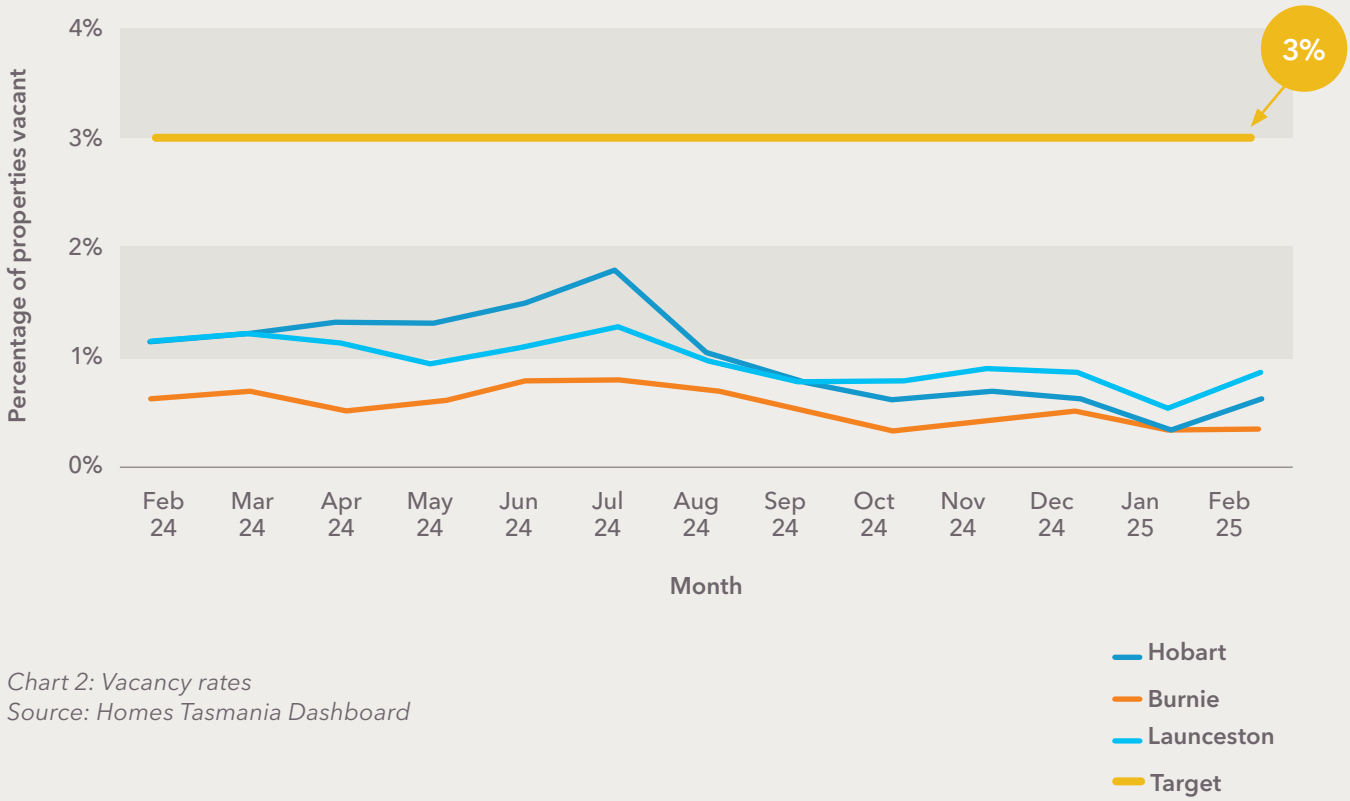
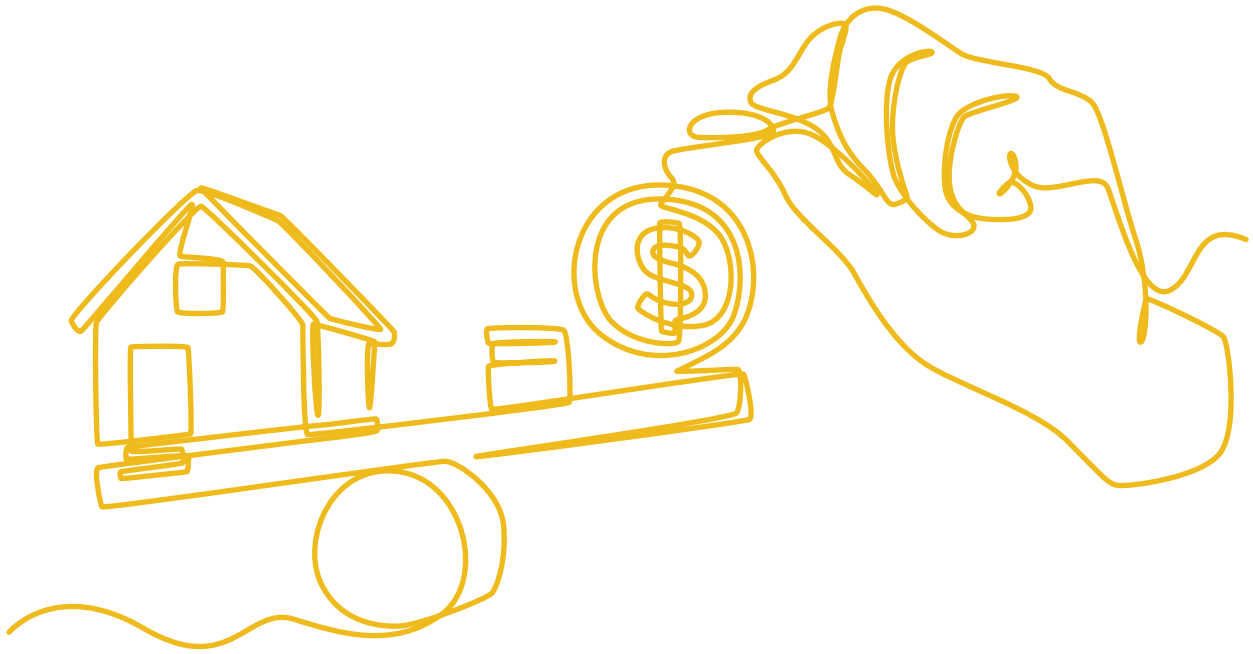
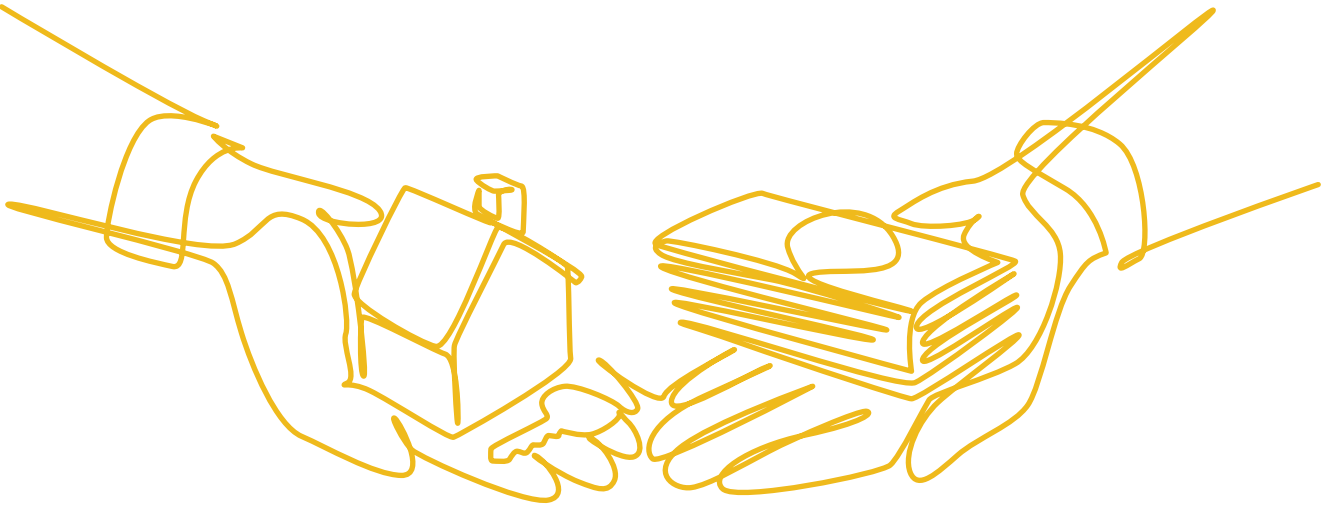


Chart 2: Vacancy rates
Source: Homes Tasmania Dashboard





Affordability

The percentage of properties advertised that are affordable and appropriate for 12 of the 14 types of low-income households is the same as in 2024. However, with fewer properties advertised, the number of affordable properties that are available has fallen.

For 7 of the 14 household types there are still no affordable private rentals

Single parents receiving Parenting Payment can afford $251 a week, or $287 if they have two children, while the average price for a 2-bedroom unit is $460. Parents relying on the JobSeeker payment can afford $335 a week for a family of two adults and two children. There are 6 properties they will find appropriate and affordable, mostly located on the West Coast.

A single person on JobSeeker can afford to pay $131 and will need to find an unusually cheap sharehouse; there is just one in our sample at that price. Sharehouses are more likely to be over $150 and may be as much as $300. Young people aged 18 to 21 who are living away from home to study, to look for employment, or due to family conflict, can afford just $108 a week in rent. The cheapest sharehouse we found is $125 a week.

Some groups will find properties they can afford but they will be choosing from far fewer than last year

A lower and lower vacancy rate means some working families will need to spend more than they can afford to secure a property. Stretching a budget already pushed to the brink by power bills and grocery prices may have repercussions in other areas of family life.

Families with two parents in paid work full time for the minimum wage fall just short of many mid-priced properties. The average price of a 3-4 bedroom property is $562 a week, just over the $549 that these families can afford. Statewide, the number of affordable properties for them to choose from has dropped by 35% from 315 in 2024 to 202 this year.

Families with one wage-earner and one person receiving Parenting Payment from Centrelink can afford $434 a week and will find only 56 properties to choose from, a 29% drop from 79 last year. A number of these properties are in regional or remote areas of the state such as Smithton, Sheffield or Strahan. These families may struggle to find a place to live close to work and school that they can afford. They will also be competing with single parents in paid work, who have the same budget and will be looking at the same properties.

Other households with a reasonable number of properties to choose from include singles on the minimum wage, who are likely to be able to afford a sharehouse room somewhere in the state. Sharehouses comprise 20% of our sample this year.[4] Living alone is unlikely for a person on minimum wage, with only 3 unshared properties priced within their budget.

Single people receiving Age Pension can afford just $201 a week, and for that price the only unshared properties are one bedsit in the Launceston area and one unit on the East Coast. Older people may have needs that make sharehousing unsuitable. Those who do choose to enter the sharehouse market will find that many advertisements specifically ask for working people.

Couples who both receive Age Pension will be looking for units priced under $290 a week. They will find 19 to choose from statewide, often in regional areas, some of them bedsit/studios. It is increasingly apparent that the Age Pension does not pay enough for older people to live comfortably unless they are homeowners.



4 Collecting data from flatmates.com.au has increased the proportion of sharehouses in our sample this year to 20%, from 8% in 2024.

Table 1

Cohort	Household type	Income type	Max weekly rent	Number affordable and appropriate	Percentage affordable and appropriate	Number by region
Young people	Single (18+)	Youth Allowance	$108	0	0%	South: 0 North: 0 North West: 0
	Single (in a share house)	Youth Allowance	$108	0	0%	South: 0 North: 0 North West: 0
Single adults	Single	JobSeeker Payment	$131	1	0%	South: 1 North: 0 North West: 0
	Single (21+)	Disability Support Pension	$201	2	0%	South: 0 North: 2 North West: 0
	Single	Minimum wage	$240	96	11%	South: 69 North: 18 North West: 9
Older people	Single	Age Pension	$201	56	7%	South: 36 North: 11 North West: 9
	Couple (no children)	Age Pension	$290	19	2%	South: 1 North: 10 North West: 8
Single parents	Single, one child (14+)	JobSeeker Payment	$228	1	0%	South: 1 North: 0 North West: 0
	Single, one child (<5)	Parenting Payment Single	$251	3	0%	South: 1 North: 0 North West: 2
	Single, two children (one <5, one <10)	Parenting Payment Single	$287	3	0%	South: 0 North: 0 North West: 3
	Single, two children (one <5, one <10)	Minimum wage + FTB A and B	$432	56	7%	South: 6 North: 27 North West: 23
Couples with children	Couple, two children (one <5, one <10)	JobSeeker Payment (both adults)	$335	6	1%	South: 1 North: 0 North West: 5
	Couple, two children (one <5, one <10)	Minimum wage + Parenting Payment (partnered) + FTB A and B	$434	56	7%	South: 6 North: 27 North West: 23
	Couple, two children (one <5, one <10)	Minimum wage + Family Tax Benefit A	$549	202	24%	South: 59 North: 89 North West: 54

Regional analysis

South

Availability

The number of properties advertised has decreased by a third (32%) in the south of the state.[5] This is the largest fall over the last decade, except for the pandemic-affected decline between 2020 and 2021.

Because the population of Greater Hobart has remained stable, the number of people applying for each property is likely to be much higher.

Number of properties advertised on Snapshot weekend in the South, 2013-2025

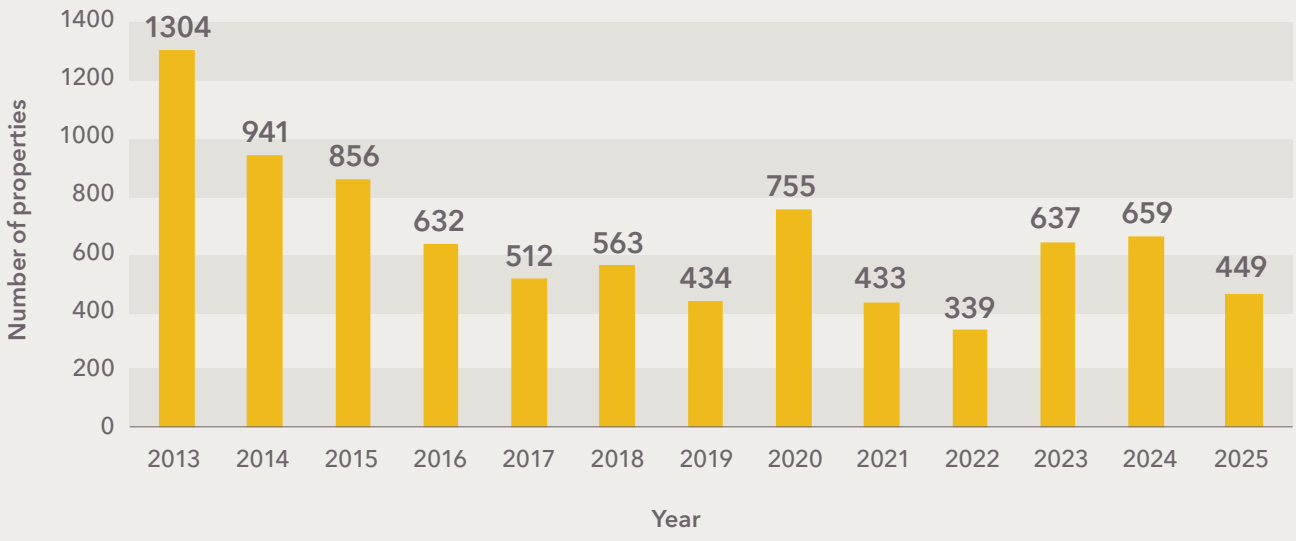


Chart 3: Number of advertised properties in the South

5 The sharehouses we have added this year from flatmates.com.au are mostly located in the South. If we consider realeastate.com.au only, the reduction in the South from 2024 to 2025 is 43%.

Affordability



Singles

We found 121 sharehouse rooms advertised in the South this year, ranging from an unusually cheap $125 to $350 a week. The average price was $233. This gives a person on minimum wage 69 affordable possibilities, 36 for a person on Age or Disability Pension, one for a person on JobSeeker, and none for a person on Youth Allowance. Not even a person working full-time earning minimum wage can afford an unshared unit; their budget is $240 and the cheapest Hobart bedsit is $285.

Older people



A couple on the Age Pension, looking for a small unit in Hobart, will find just 2 properties they can afford. One is the $285 Hobart bedsit and the other is in Collinsvale almost 20km from the CBD. A ground floor unit in New Town close to public transport will cost them 42% of their income.

A single Age pensioner in Hobart cannot afford to rent a property unless they choose to live in a sharehouse. In practice, this is often not an appropriate option for people in this age group and fewer than 6% of renters in sharehouses are aged over 65 years.[6]



Single parent families

Single parent families will struggle to find an affordable rental even if they are in paid work. There are 6 properties in the south of the state that a single parent working for the minimum wage with two children can afford. Competition for them is likely to be high. Parents relying on income support payments will find one or two unusually cheap units they can afford, but if they are not able to secure one of these, they will be spending 45%-50% of their income on rent. This is classified as extreme rental stress and means their children will be growing up in poverty.

Couple families



Families in Hobart will find that 3-bedroom properties start around $430 a week in Gagebrook, and average over $600. A family with two adults earning full time minimum wage can afford 59, or just over 20%, of these properties. If only one adult is in paid work for the minimum wage and the other receives income support payments, this drops to just 6 properties.

If both parents become unemployed and go onto JobSeeker, their budget for rent goes from $549 a week to just $335. They will find only one appropriate property in the South they can afford and will be at risk of homelessness.

6 Dellow K (2024) 'More renters, homeowners turn to share accommodation to make ends meet', *Insights*, 28 November, accessed April 2025.

North

Availability

The number of properties advertised in the North has decreased by 8%, compared to the larger falls in the South and North West. Availability in the North has been relatively steady since the pandemic, although it has not recovered to pre-pandemic levels.

Number of properties advertised for rent on Snapshot weekend in the North, 2013-2025

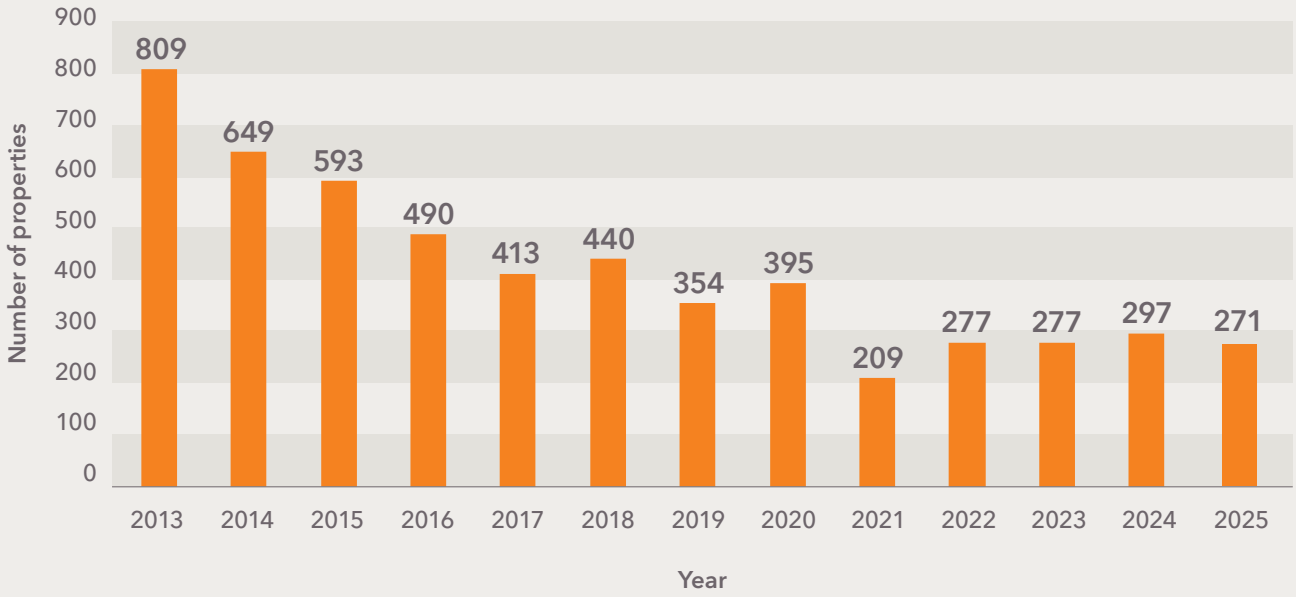


Chart 4: Number of advertised properties in the North

Affordability



Singles

Launceston has far fewer sharehouses for rent compared to Hobart, which impacts on affordability for single people. We found just 35 sharehouses advertised in the North, at an average of $225 a week. Singles working for the minimum wage will find about half of them affordable, plus a few apartments. People receiving Age or Disability Support Pensions can afford 11 of all properties advertised, and those relying on JobSeeker or Youth Allowance will not find anywhere they can afford to live.

Older people

Older couples looking for a unit in the North will find about 10 affordable possibilities, although some of these are in regional locations such as Scamander or Bridport.



A single Age pensioner who wishes to live alone will find two affordable units. They are more likely to try to stretch their pension than live in a sharehouse and may be spending 40-50% of their income on rent.



Single parent families

Single parents in Launceston cannot afford a private rental property unless they are in paid work. A single parent who works full time for the minimum wage will find 26 3-bedroom properties within their budget, although finding one close to work and school may be more difficult.

Those who are unemployed, unable to work, or parenting full time will struggle to afford a rental property for their family. The cheapest two-bedroom apartment in Launceston is $350, 49% of a single parent's income on Parenting Payment.

Couple families

A family with two parents in paid work for the minimum wage have a budget of $549 for rent, which on paper will comfortably get them a 3-bedroom house in the Launceston area. Even a family with only one wage-earner can expect to find something in their budget. However, with only a limited number of homes on the rental market, families may struggle to find a suitable home, especially if they have specific needs such as a rental that allows pets.



Families in which the adults are not in paid work can expect to live in poverty, overcrowding, or homelessness in Launceston, because there is not a single appropriate rental property they can afford.

North West

Availability

There were 27% fewer properties available in the North West compared to last year. The North West suffers from a chronic lack of homes advertised for rent, exacerbated by the regional population distribution. With numerous smaller population centres, there are likely to be very few rentals available in any one town.[7] In this year's sample, for example, there were only 30 properties in Devonport and 41 in Burnie.

Number of properties advertised for rent on Snapshot weekend in the North West, 2013-2025

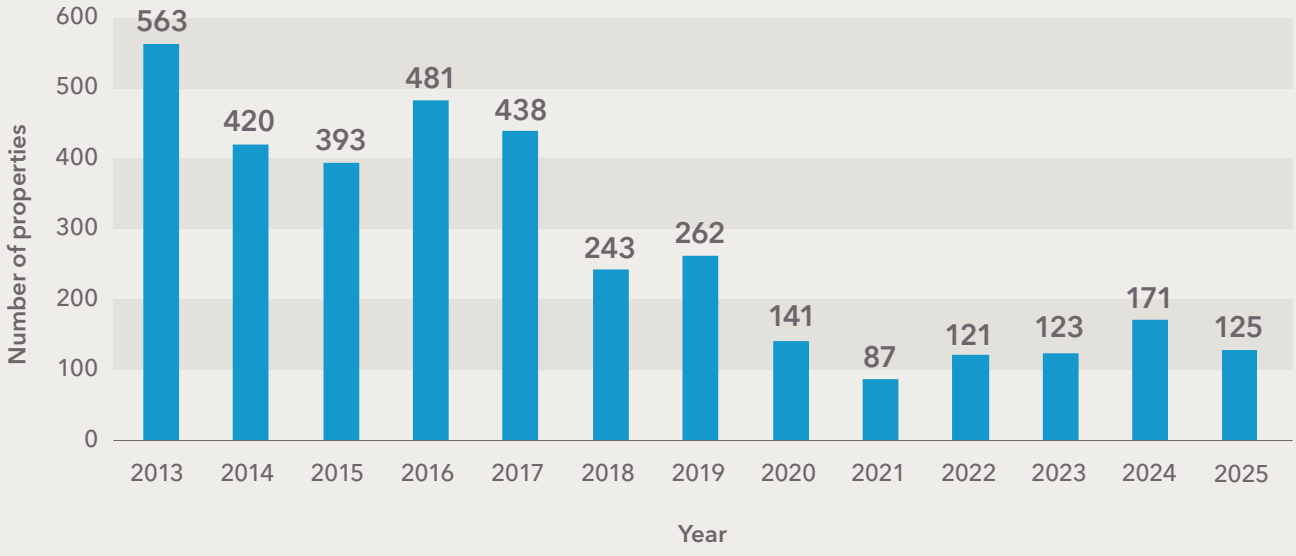


Chart 5: Number of advertised properties in the North West

7 Although most pronounced in the North West, the rest of the state is not immune to this problem. A person looking for a home in Sorell, Scottsdale or St Helens is also likely to have only a small number of rental properties to choose from.

Affordability



Singles

In the North West, 9 of the homes advertised are affordable for a person earning minimum wage. Eight are sharehouse rooms, and one is a large property in Queenstown. It may take weeks or months for something close to work to become available, and price may have to take second priority to location.

For those who are not in paid work, the cheapest property in the North West is a shiftworker's room in Rosebery for $150, which is still beyond the budget of a person on JobSeeker or Youth Allowance. A person on the Disability Support Pension with needs that cannot be met in a sharehouse will need to spend 43% of their income for the cheapest flat we could find in Burnie, putting them in rental stress.

Older people

An older couple receiving the Age Pension can afford 8 properties in the North West, half of which are in Queenstown. If they require accessible features, have a small pet, or want to live in a particular area, maybe close to family, they may struggle to find a property that meets their criteria, even if they are willing to pay higher prices.



An older single person receiving the Age Pension cannot afford to live anywhere but a sharehouse.



Single parent families

The North West is the only region where single parents relying on Parenting Payments can afford to rent a home for their family. However, the appropriate and affordable properties are located on the West Coast, with limited access to transport and services. Burnie and Devonport have only one 2-bedroom home advertised for under $300 a week. A single parent earning minimum wage can afford 23 appropriate houses in our sample, only some of which will be close to work and school.

Couple families

There are 74 homes with 3 or more bedrooms advertised in the North West. Of those 74, around 20 are unaffordable for low-income families. From the remainder, a family will be choosing from fewer than 14 homes in any one postcode.



A family relying on JobSeeker will find 5 affordable homes on the West Coast. If this location is not practical for them, the cheapest 3-bedroom house is $335 a week in Burnie, only just outside their price range. However, the great majority will be over $400.

Impacts on people and their lives

Anglicare's frontline workers see the impact of the lack of affordable housing on Tasmanians.

Our clients are diverse, and they each have unique experiences. However, there is an increasingly common factor in their stories. Whether they are seeking housing support, financial counselling, child and family services, mental health support, alcohol and other drug support, or are experiencing domestic and family violence, secure, affordable housing is often the single change that would make the most difference. Without it, other supports are less effective.

Anglicare Tasmania has operated the Housing Connect Front Door service statewide since 1 July 2024 and publishes a quarterly Snapshot of its operations. The first quarterly Snapshot, *More Houses Needed*, concluded that:

> **A lack of affordable housing is the key barrier to ensuring Tasmanians can be assisted into a secure home, are safe from domestic and family violence and can thrive and achieve their goals.**

In Anglicare's 2024 report *Stretched Too Far*, frontline workers in other service areas reported that increased housing costs are a major factor driving the cost of living beyond the capacity of the family budget. This leaves families having to make choices between essentials such as heating their homes, buying food or seeing their GP.

> **Families are being forced to move into places with higher rent that are known to be unaffordable, just to get accommodation'**
>
> Financial Counsellor, Launceston

> **Some can't afford [medical care] because their rent is just too high'**
>
> Child and Family Worker, Devonport

Rental affordability has broad impacts in the community, especially people on low incomes, young people, people seeking employment, older people, and people with a disability.

The stories in this Rental Affordability Snapshot of Lance, and John and Marie, demonstrate some difficulties for older people on low incomes with additional needs in the current rental market.

To show in more depth how the lack of affordable private rentals impacts people accessing services other than housing, this year's Snapshot highlights some experiences of Anglicare clients who have experienced both domestic and family violence (DFV) and housing insecurity.

Older people and people with a disability may find nowhere they can afford

Lance

Recovering from a serious car accident isn't easy when you're 70. Lance needed emergency surgery and spent months in rehab learning to walk again. Ongoing injuries mean he's never going to be able to return to his former active lifestyle.

Lance hated being in hospital, and he was stuck there for longer than he needed to be. While other patients came and went, Lance couldn't go home, because home was a caravan that he could no longer physically enter. The hospital couldn't discharge him unless he had suitable accommodation, so he had to stay there, taking up a bed, while housing services struggled to find a place for him to live.

Eventually, the hospital social worker found a rental unit for him at a retirement village, which got him out of hospital and has enabled him to relearn how to do things around the house for himself. The problem is that it costs $480 a week, which is 70% of Lance's income. That's not sustainable in the long term, especially since he's going to have ongoing medical costs to deal with.

To continue his long-term rehabilitation, Lance needs an accessible home close to shops, medical services and public transport. His injuries have forced him to give up his drivers licence. Everyone agrees he's not at the point of needing residential aged care, and he would like to keep his independence as long as possible.



Budget: $201

Affordable: 0

Cheapest appropriate: $210 (unit, Claremont, unknown if meets accessibility needs)

As an older person on the Age pension, Lance can't increase his income to afford more properties. People like Lance earning the lowest incomes are priced out of the rental market or outcompeted for the few affordable rentals by higher-earning applicants. An increase to social housing is urgently needed to provide secure rental housing for people on the lowest incomes.

The Australian Housing and Urban Research Institute (AHURI) completed a long-term analysis of Census data to examine changes in the supply of, and demand for, affordable and available private rental housing for lower-income households from 1996–2021. This analysis revealed the cumulative impact of market failure:

> **Relying on a private market to support the essential and basic need for housing for an ever-growing share of the population, including people in later life, is ultimately socially and economically unsustainable.[8]**



8 Reynolds M, Parkinson S, De Vries J and Hulse K (2024) *Affordable private rental supply and demand: short-term disruption (2016–2021) and longer-term structural change (1996–2021)*, AHURI Final Report No. 416, accessed April 2025.

Families may have a wide range of needs

John, Marie, Zane and Patrick

John and Marie never expected to be raising children again in their 70s, but their grandsons needed a fresh start after some family issues, so that's what they're doing. They moved to Tasmania where a family member offered to rent them a property. That was five years ago, and now Zane is 11 and Patrick is 13. It's an expensive age, with school fees, sports and activities, technology, clothing and transport. Already they're just barely making ends meet.

Now the house they've been living in is going to be sold. John and Marie are facing a rental market that is not only unaffordable, but inaccessible in more ways than one. Neither of them is comfortable using the internet, so it's difficult to even find rental advertisements. When they do manage to view a property, it often turns out to be literally inaccessible – John is nearly 80 and can't climb steps.

Luckily they're located on the North West coast, where it's not impossible to find a 3-bedroom property in their price range. But there are very few available properties, not all are physically accessible, and lots of other families are also looking for cheap 3-bedroom rentals. Moving to another town would be a last resort, because Zane is stressed about starting high school soon and Marie's afraid he'll have a bad time if he has to leave his friends. The boys went through a lot when they were younger and for them to have a good future ahead, they need the stability of a roof over their heads.



Budget: $423

Affordable: 42

Affordable and local: 3

Many families have additional needs to consider as well as affordability, including proximity to schools, support networks, and services. The adults in the household may not be able to increase their income to afford more suitable properties, like John and Marie, and may have to consider a property above their budget.

Why housing is important in addressing domestic and family violence

Domestic and family violence (DFV) is a major cause of homelessness. In 2023–24, 39% of all clients of Specialist Homelessness Services agencies in Australia had experienced family or domestic violence.[9] Ideally people would not need to move from their home when experiencing DFV, but they often need to leave for their own safety.

Analysis from AHURI shows that many people who have left home due to a violent partner become homeless for a period. This includes staying at a friend or relative's house, in a refuge or shelter, motel/hotel or caravan park, a boarding house, or sleeping rough.[10] Availability of suitable affordable housing is critical to minimising harmful impacts of violence, including the impact on children.

> **Our 20-year Strategy aims to support Tasmanians most in need of assistance. In the first four years, we are focused on elevating assistance to Aboriginal Tasmanians, women and children, young people and households experiencing family violence.**
>
> *Tasmanian Housing Strategy 2023-2043*



9 AIHW (2025) *Family, domestic and sexual violence: Housing,* Australian Institute of Health and Welfare, accessed March 2025.

10 Australian Housing and Urban Research Institute (2022) *Housing, homelessness and domestic and family violence,* accessed March 2024.

Anglicare Tasmania operates the Housing Connect Front Door service statewide, the entry point for people to access housing support. From Front Door service data we know that statewide:



1 in 5 clients seeking housing support are experiencing DFV



DFV is the main reason 1 in 10 clients are seeking housing support[11]

Research from Impact Economics and Policy commissioned by the Tasmanian Government in partnership with Shelter Tasmania and Hobart Women's Shelter found that 'an estimated 933 Tasmanian women are returning to a violent partner or entering homelessness after experiencing family violence each year due to a lack of housing.'[12]

Anglicare's recent research *Unsafe and Unhoused* found that a lack of affordable and available housing in North West Tasmania is a significant barrier to safety and recovery for people leaving DFV.[13] Some stories featured in this report continue to highlight the issue in the region. Crisis accommodation options for people leaving DFV are often full and wait times for Rapid Rehousing for Family Violence and social housing can be long.

People leaving DFV have a lot to consider when seeking housing, including the needs of children, access to employment, access to services and support networks. They may be facing a lot of other costs such as moving, transport, and medical expenses, as well as progressing stressful legal matters and managing interaction with several services. Leaving a violent relationship is a time of emotional distress and the financial impacts of leaving can be significant.

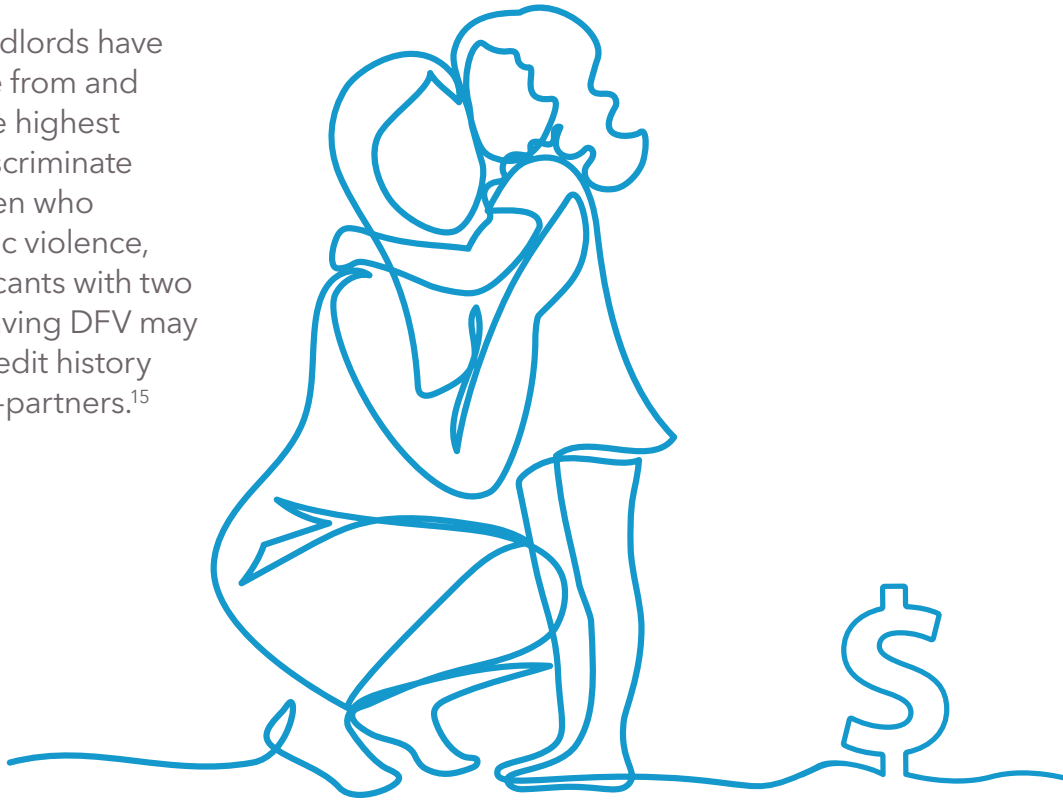
11 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot December 2024.*

12 Impact Economics and Policy (2023) *Somewhere to Go: Meeting the housing needs of women & children in Tasmania.*

13 Toombs G (2024) *Unsafe and Unhoused,* Anglicare Tasmania.

'Access to stable and adequate housing is a basic human need. It has a significant impact on the health and wellbeing of families and children as it provides a safe environment, autonomy, and security which is needed for full participation in social, educational, economic, and community life. Research has linked negative home environments during the first 1000 days with a host of developmental issues, including (but not limited to): inferior language development; behaviour problems; insufficient school readiness; aggression, anxiety and depression; and impaired cognitive development.'[14]

In a tight rental market, landlords have many applicants to choose from and may select tenants with the highest income. Landlords may discriminate against people with children who have experienced domestic violence, preferencing couple applicants with two stable incomes. People leaving DFV may also have poor rental or credit history due to the behaviour of ex-partners.[15]



14 Moore TG, Arefadib N, Deery A, Keyes M and West S (2017) *The first thousand days: An evidence paper*, Centre for Community Child Health, Murdoch Children's Research Institute, Victoria, accessed March 2025.

15 Equity Economics (2021) *Nowhere to Go: The benefits of providing long term social housing to women that have experienced domestic and family violence.*

Choosing between homelessness or returning to a violent partner

Sam and her babies

Sam says that her ex-boyfriend used to be wonderful, but everything changed once she got pregnant. Sam had to leave for both her own safety and her unborn child.

Homeless at 36 weeks pregnant, Sam took her baby home from hospital to a women's shelter. It was a hard time, one that she never wants to repeat. But she went through transitional housing and then obtained a private rental property in another area. She felt safe and happy there and was able to start building a life with her child.

A year later, what Sam thought was a home turned out to be only a temporary sanctuary. Her landlord has told her that they are very sorry, but they're selling the property, and Sam will not be able to renew her lease. Sam has just found out she's pregnant again, and her ex-boyfriend is offering to let her move back in with him.

He says that this time it will be different, but Sam remembers her family violence worker telling her it was common for abusive behaviour to start or worsen during pregnancy, and Sam hasn't forgotten her experience during her first pregnancy. If she moves back in with him, she, her baby, and her new unborn child are at risk. If she doesn't, Sam and her babies are once again homeless.



Budget: $251

Affordable: 3

Cheapest appropriate: $285
(2-bedroom unit, Burnie)

If Sam moves back in with her ex-partner, she and her children will be at risk of experiencing abuse, which will further impact their ongoing health and wellbeing. Significant evidence indicates that children who are exposed to DFV are at increased risk of adverse lifelong outcomes.[16] They may develop physiological responses and coping behaviours because of their unsafe environment that impact their long-term learning, mental and physical health and wellbeing.[17]

If Sam applies for the unit in Burnie, she may be knocked back as the landlord may prefer a tenant with greater income. AHURI found that 'even with subsidies and other support, affordability, competition and scarcity continue to present barriers for those perceived as less desirable tenants due to assumptions about risk. This includes women and children seeking to leave a violent relationship.'[18]



16 Moore TG, Arefadib N, Deery A, Keyes M and West S (2017) *The first thousand days: An evidence paper*, Centre for Community Child Health, Murdoch Children's Research Institute, Victoria, accessed March 2025.

17 National Scientific Council on the Developing Child (2020) 'Connecting the brain to the rest of the body: Early childhood development and lifelong health are deeply intertwined', Working Paper 15, Centre of the Developing Child, Harvard University.

18 Flanagan K, Blunden H, valentine k and Henriette J (2019) *Housing outcomes after domestic and family violence*, AHURI Final Report 311, Australian Housing and Urban Research Institute Limited, Melbourne, accessed April 2025.

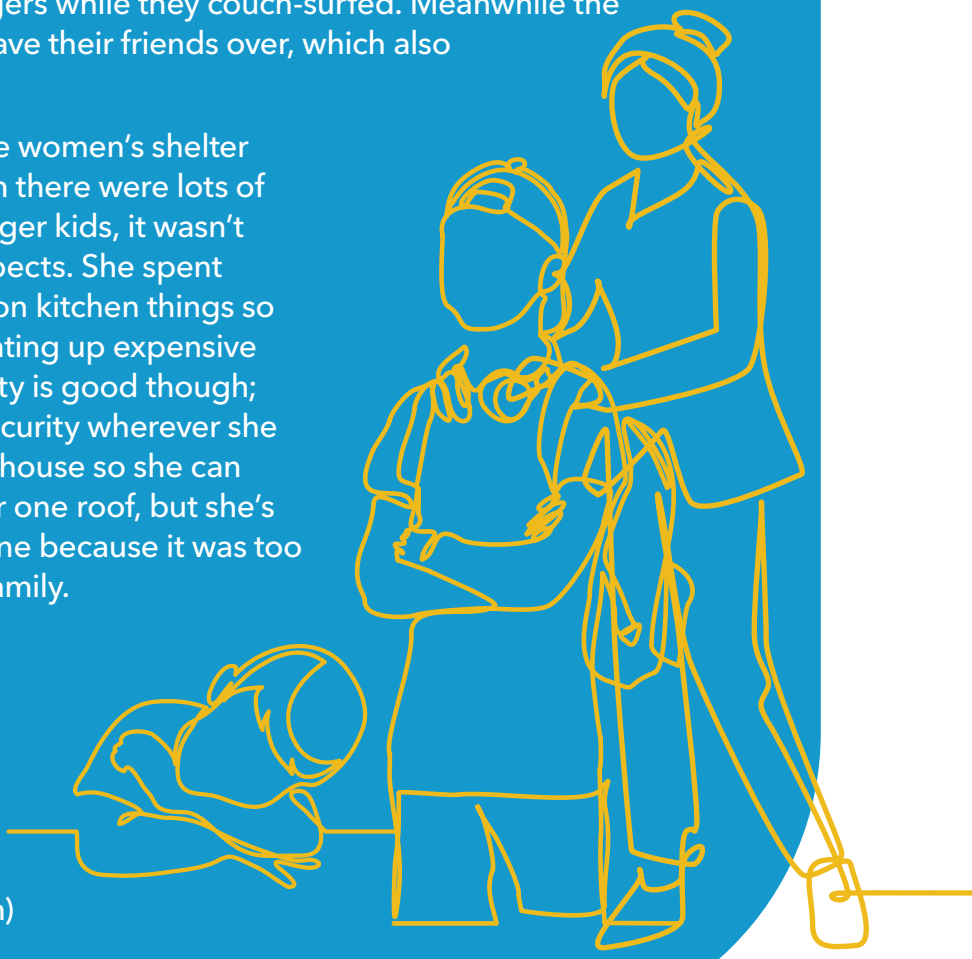
Families with children need affordable stable housing to stay together

Michelle and her family

Michelle's been fighting for her family ever since she got pregnant at 18. That baby is 20 now, and her youngest just started school. For the last year, Michelle's been battling her ex-husband through the court systems: first in relation to domestic violence, then for custody of the kids, and now for child support. He's stalked her, damaged her car, and turned up at her workplace to make a scene. Her boss says that's not why she's been fired, but Michelle knows it can't have helped.

Through all of this, Michelle's managed to keep her family together, although it's been difficult with the older ones. Boys over 16 aren't allowed to stay at women's shelters with their mothers, and Michelle struggled to keep in touch with her older teenagers while they couch-surfed. Meanwhile the younger children want to have their friends over, which also isn't allowed in shelters.

Michelle says the staff at the women's shelter were amazing, but although there were lots of toys and lollies for the younger kids, it wasn't well-equipped in other respects. She spent most of her crisis payment on kitchen things so she can cook instead of heating up expensive prepared meals. The security is good though; Michelle's worried about security wherever she goes next. She wants a big house so she can have all her kids back under one roof, but she's already had to turn down one because it was too close to her ex-husband's family.



Budget: $400

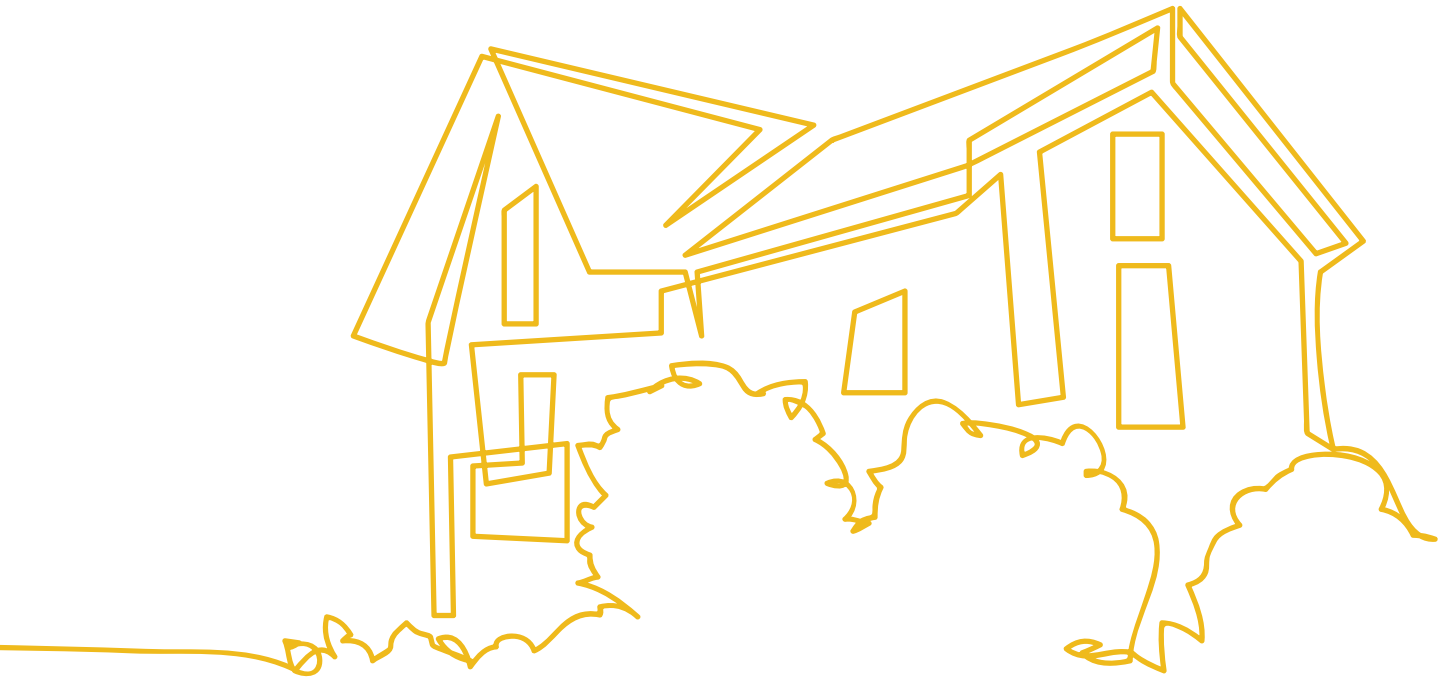
Affordable: 0

Cheapest appropriate:
$550 (5 bedrooms, Penguin)

A stable and affordable long-term home would give Michelle a foundation to support her mental health recovery and the kids' wellbeing, but the lack of long-term options means she might have to stay in the women's shelter a long time.

Michelle has ongoing legal cases and personal appointments which limit her ability to gain full-time paid employment. Without employment, landlords might not consider renting a property to Michelle.

If Michelle is successful at renting the property in Penguin, her budget will be stretched, leaving little for other essentials for the kids.



Children need safe and stable housing with room to grow

Mason, Mattie, and their mum Rose

Soon after his baby sister Mattie was born, Mason's mum took them to live with her parents. Mason was only 3 at the time, but he remembers hearing his mum screaming and his dad shouting while the baby cried.

Mason is 5 now, and Mattie is getting too big to sleep in her cot. All three live in Rose's childhood bedroom in her parents' house. Rose's younger brothers live there too, making 7 people in a three-bedroom house.

Mason knows he has to play quietly because his grandpa doesn't like noise, but he's only little and he sometimes forgets. His grandma is always picking on his mum for being bad at controlling the children, and Mason and Mattie have to stay in their room a lot. There's not enough space there for Mason to spread his toys out, and he and Mattie fight a lot when they can't get a break from each other.

Rose desperately wants to move out so she can make her own parenting decisions and give the children space to play and grow up, but she feels trapped. Although on paper there are a handful of 2- and 3-bedroom units around the state within her budget, she doesn't want to move to Queenstown or Scottsdale, where she has no social networks.



Budget: $287

Affordable: 6 (regional locations)

Cheapest appropriate: $360 (3-bedroom unit, Mowbray)

If Rose moves to a place she can afford in a regional area, she will be isolated from her social networks and have to spend more on transport. Rose knows that staying in the overcrowded house with her parents isn't an option. The children need access to room for study, play and undisrupted sleep for their health and development. Research shows that overcrowding can lead to emotional and behavioural problems, as well as reduced school performance, and impact family relationships.[19]

If Rose rents the 3-bedroom unit in Mowbray, she will be pushed into rental stress and have much less available money to cover other expenses and meet the children's needs. Children in families experiencing housing stress are also at risk of negative health and wellbeing outcomes.[20] Rose feels like a failure at being unable to meet her children's needs no matter which way she turns.



19 AIHW (2022), *Australia's children: overcrowding*, Australian Institute of Health and Welfare, accessed March 2025.

20 AIHW (2022), *Australia's children: overcrowding*, Australian Institute of Health and Welfare, accessed March 2025.

Children need access to safe caregivers

Nadeesha and her daughter Rami

Nadeesha met her Australian partner Paul while he was working in her home country. They came to Tasmania and moved in with his mother. Throughout the relationship, Paul was abusive, using coercive control and belittling Nadeesha. It got worse after their daughter Rami was born, until finally Paul and his mother drove Nadeesha out of the house. Paul said that in Australia it was illegal for Nadeesha to take Rami with her and she would go to jail if she tried.

Since then Nadeesha has learnt he was lying, but it doesn't change the fact that her baby is still in Paul's custody. Isolated from her family and with limited English, Nadeesha depends on family violence services and legal aid, who are advocating tirelessly on her behalf. They've advised her that she's unlikely to get full custody unless she has appropriate housing for Rami. They did succeed in getting a Family Violence Order taken out against Paul, and obtained Special Benefit from Centrelink for Nadeesha so she could have some income.

Special Benefit is paid at the same rate as JobSeeker (for people who aren't ordinarily eligible for Centrelink benefits, like newly arrived migrants), which makes private rentals unaffordable. Nadeesha's applied for Rapid Rehousing, but until a place becomes available she is living in a motel room. Social housing is her only hope for long-term housing, but providers aren't going to allocate her a two-bedroom property on her current income. Centrelink will increase her payment once she has Rami in her custody, but she can't get custody without a two-bedroom home.



Budget: $131

Affordable: 0

Cheapest appropriate: $285 (2-bedroom unit, Burnie)

The separation of a child from a safe parent should never occur simply because the parent does not have stable housing. The separation of a child from their primary caregiver causes immense stress for them both, and can lead to poor health outcomes, mental health issues, and impact the caregiving relationship.[21]

Until Nadeesha has stable and appropriate housing, she is unable to have Rami in her care, but she is stuck without the ability to pay for suitable housing without Parenting Payment. Anglicare Tasmania's previous research *In Limbo* demonstrated the income and housing challenges experienced by Tasmanian parents seeking reunification with their children, and recommended a suite of stable accommodation options for family reunification.



21 Moore TG, Arefadib N, Deery A, Keyes M and West S (2017) *The first thousand days: An evidence paper*, Centre for Community Child Health, Murdoch Children's Research Institute, Victoria, accessed March 2025.

Private rental options for people leaving domestic and family violence

It is important that people can leave an abusive relationship when they need to so that additional trauma and disruption to them and their children is minimised. This is made easier if there are enough suitable, safe and affordable rental properties available in the right location.

We looked at the options that were available on the Snapshot weekend for people on low incomes who are trying to leave domestic and family violence.



A single person leaving domestic and family violence needs to feel safe and secure to begin to recover from trauma. They are unlikely to seek shared accommodation with strangers.

On Snapshot weekend, 67 self-contained one-bedroom properties were advertised statewide with 32 in the South, 28 in the North and 7 in the North West.

Statewide, the median rent for a one-bedroom property was $370 per week, which was:

- **6%** higher than in March 2024[22]
- **3.4** times affordable rent for a person receiving Youth Allowance
- **2.8** times affordable rent for a person receiving JobSeeker
- **1.8** times affordable rent for a person receiving a pension
- **1.5** times affordable rent for a person working for the minimum wage.

Statewide, rents for the most affordable 25% of properties advertised (17 properties) were between $190 and $300 per week.

Compared to last year's Snapshot data, median rents in each region were:

- **13%** to $330 per week in the North West
- **<1%** to $408 per week in the South
- **<1%** $320 per week in the North

22 Rents for one-bedroom properties have been compared with data from the 2024 Rental Affordability Snapshot to ensure that rents for the same type of properties are compared.



A single parent with one child needs a two-bedroom home.

On Snapshot weekend, 201 one-bedroom properties were advertised statewide with 92 in the South, 79 in the North and 30 in the North West.



Statewide, the median weekly rent for a two-bedroom property was $450, which was:

- 7% higher than was reported for the March quarter 2024[23]
- 1.8 times the amount a single parent receiving income support payments with one child can afford if the child is aged under 5
- 2 times the amount a single parent receiving income support payments with one child can afford if the child is 14 or older.

Rents for the most affordable 25% of properties advertised were between $210 and $390 per week.

Compared to the March quarter 2024, median rents for two-bedroom properties:

- 15% to $355 per week in the North West
- 8% to $430 per week in the North
- 7% to $480 per week in the South

23 Rents on Snapshot weekend 2025 were compared to the median rents for the same property type in the March quarter 2024 as compiled and reported by the Tenants Union of Tasmania https://tutas.org.au/wp-content/uploads/2019/11/RDA-Rent-Stats-Mar-2024.pdf



A single parent with two children needs a three-bedroom dwelling. The Snapshot considers two-child families with one child aged under 5 years and a second aged under 10.

On Snapshot weekend, 314 three-bedroom properties were advertised statewide with 160 in the South, 101 in the North and 53 in the North West.

Statewide, the median weekly rent for a three-bedroom property was $520, which is:

- 4% higher than was reported for the March quarter 2024[24]
- 1.8 times the rent a single parent with 2 children can afford if they rely on income support payments
- 1.2 times the rent a single parent with 2 children can afford if they work for the minimum wage.

The most affordable 25% of properties advertised were between $270 and $460 per week.

Compared to the March quarter 2024, median rents for three-bedroom properties are:

- 13% to $450 per week in the North West
- 9% to $578 per week in the South
- unchanged at $480 per week in the North

24 Rents on Snapshot weekend 2025 were compared to the median rents for the same property type in the March quarter 2024 as compiled and reported by the Tenants Union of Tasmania https://tutas.org.au/wp-content/uploads/2019/11/RDA-Rent-Stats-Mar-2024.pdf



Where do people escaping domestic and family violence go if there are no affordable rental options?

Move in with parents	**Rose**
Go to a shelter	**Michelle**
Live in a hotel	**Nadeesha**
Stay with or return to the person using violence	**Sam**

Living in overcrowded, inadequate, or temporary dwellings are considered forms of homelessness as defined by the ABS.[25] When people leaving domestic and family violence cannot find an affordable rental, they are likely to experience a form of homelessness while waiting for affordable housing options, such as social housing.

25 AIHW (2025) *Homelessness and homelessness services*, Australian Institute of Health and Welfare, accessed March 2025.

What could be done to address the challenges for people on the lowest incomes?

If we do not address the current challenges in Tasmania's housing system, there will be prolonged adverse social and economic outcomes. The economy may be affected as industry will be less able to attract and retain staff because key workers will not be able to afford housing close to where they work. More people will experience housing stress as they are pushed out of the private rental market, creating more demand for housing and homelessness services.[26]

Tasmanian Housing Strategy 2023-2043

Low rental availability and affordability has impacts across the housing system, including:

- people seeking to buy a home are renting longer, which increases the total number of people applying for rental properties
- more people need to apply for social housing as they are priced out of the rental market
- people are stuck in crisis or transitional accommodation longer as they can't exit to an affordable rental (like Michelle and her family)
- people stay in hospital longer than they need (like Lance)
- people exiting prison or other facilities may find nowhere to go
- people struggle to leave domestic and family violence.

Fixing the housing system is a complex task. A range of measures to address housing affordability for people on low incomes are outlined below. The first two measures will have the greatest impact and must be the highest priority to address housing affordability for people on low incomes.

26 Tasmanian Government, 2022, *Tasmanian Housing Strategy 2023-2043*.

Increase social housing at scale

Government investment in social housing has failed to keep up with demand. In February 2025, there were 5043 applicants on the social housing register in Tasmania, increasing by 7.2% from 4705 in February 2024.[27] Anglicare's most recent Housing Connect Front Door Service Snapshot found that private renters were the largest group of people seeking housing support.[28] As people are unable to find available and affordable rentals, the demand for social housing grows.

For people on the lowest incomes, the private rental market does not provide secure, affordable housing.

> **Given the abject failure of the private market to provide affordable housing, it is past time for governments to invest in the development of social housing. This is the only way that every Australian can have a safe and secure place to call home.[29]**

The supply of social housing must be proportionate to the number of people who need it. Insufficient social housing is an Australia-wide issue. However, in Tasmania, the deficit in supply is even greater compared to need.

In Tasmania, there are only 1333 social houses per 10,000 people in the most socioeconomically disadvantaged decile, 14% fewer than the national average of 1544.[30]

The Grattan Institute, which has championed a Social Housing Future Fund,[31] recommends that the Federal Government:

> **…triple the Housing Australia Future Fund (the HAFF), from $10 billion to $30 billion[32]**

State and Federal Governments need to work together to increase the supply of social housing at the scale needed.

27 Tasmanian Government (2025) *Homes Tasmania Housing Dashboard February 2025.*

28 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot December quarter 2024.*

29 Anglicare Australia (2022) *Homes for all: A Roadmap to Affordable Housing*, accessed April 2025.

30 Calculated using data from Australian Government Report on Government Services and Australian Bureau of Statistics.

31 Coates B (2021) 'The compelling case for a future fund for social housing', *The Conversation*, accessed April 2025.

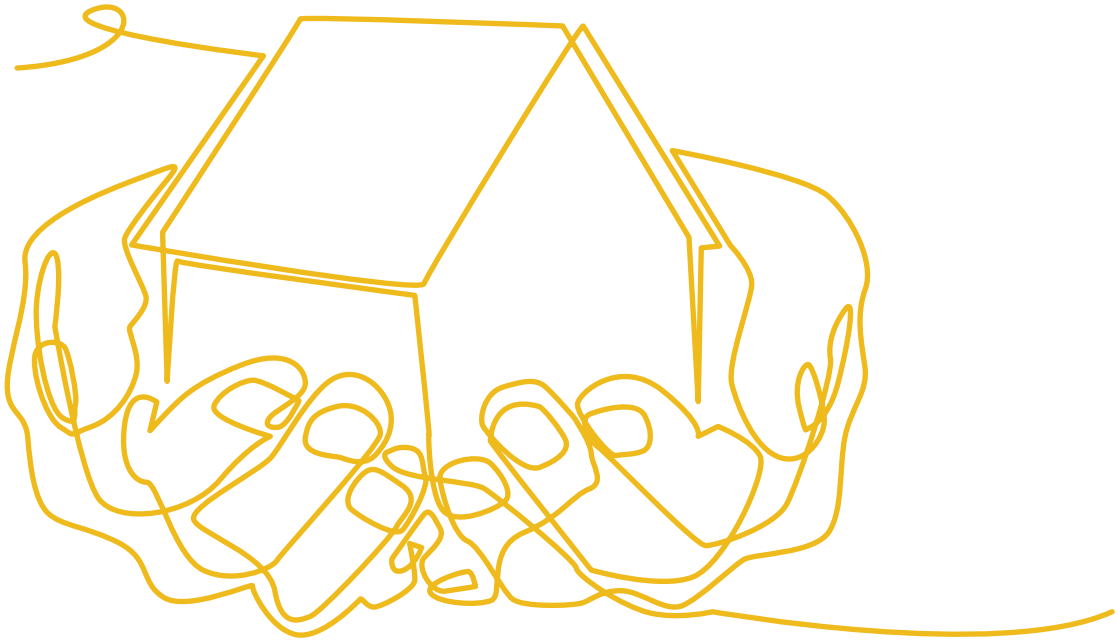
32 Sathanapally A, Bennett S, Breadon P, Coates B, Hunter J, Wood T and Griffiths K (2025) *Orange Book 2025: Policy priorities for the federal government*, Grattan Institute.

Increase income support payments

People on the lowest incomes, relying on government payments as their main source of income, are largely unable to afford private rental housing. Payments must be raised above the poverty line. Anglicare Australia states that raising JobSeeker, Parenting Payment and Carer Payment to the poverty line would pull almost 2.3 million Australians out of poverty, including 840,000 children.[33] This must be a priority for the next Federal Government.

It is important that the increases to support payments are accompanied by expansion in housing supply and a more sustainable vacancy rate or there is a risk that rent increases will absorb the increase to payments.

The Grattan Institute recommends an increase to maximum rates of Commonwealth Rent Assistance (CRA) by 50 percent for singles and sharers, and 40 percent for couples.[34] These changes would assist many people on low incomes, but would do little for people on the lowest incomes because rents are beyond their budgets, even with CRA. Reforms to the CRA would be welcome; however, they are not a substitute for increases to income support payments. Any changes to the CRA should aim to ensure that low income households spend no more than 30% of their income on rent.



33 Anglicare Australia 2025 *Investing in People: Anglicare Australia's Plan for Australia's Federal Budget*, accessed March 2025.

34 Sathanapally A, Bennett S, Breadon P, Coates B, Hunter J, Wood T and Griffiths K (2025) *Orange Book 2025: Policy priorities for the federal government,* Grattan Institute.

Better homes for renters

Renting for life is the norm for an increasing share of the population. Rental properties are people's homes and the housing stock and legislation should support the standard of living we want for all Australians. This requires ongoing work, including:

- improving the energy efficiency of rental housing stock, so people don't pay more on their energy bills just because they are renting
- improving the accessibility of rental housing stock, so there are plenty of options for people who are ageing or who live with a disability
- reforming legislation to enable renters to make minor modifications so that renters can make their homes comfortable and safe
- measures to encourage long-term leases
- reforming legislation to limit the frequency of rent increases to enable renters to plan with greater certainty.

Change tax system incentives to prioritise housing

The primary purpose of our housing system should be to provide homes for people to live in. Our current tax system has produced outcomes that are not supporting this objective. Recommended changes to the tax system include winding back negative gearing and capital gains tax discounts. At the State level, a switch from stamp duty to a broad-based land tax would be more equitable and encourage more efficient use of existing housing stock by removing a barrier to moving, including downsizing.[35] This is unlikely to be achieved without assistance from the Federal Government.

35 Eslake S (2024), Independent review of Tasmania's state finances, accessed April 2025; Sathanapally A, Bennett S, Breadon P, Coates B, Hunter J, Wood T and Griffiths K (2025) *Orange Book 2025: Policy priorities for the federal government,* Grattan Institute.

Key Recommendations

Federal Government

Anglicare Tasmania calls on the Federal Government to:

1. Increase funding and work with States to deliver social housing at scale.
2. Raise the rate of income support payments above the poverty line.

State Government

Anglicare Tasmania calls on the State Government to:

1. Increase funding and work with the Federal Government to increase the number of social homes beyond the current commitment.



FAQ

What sort of properties are counted?

RAS counts houses, units, flats, bedsits and rooms in sharehouses that are advertised for long-term rental (at least 6 months). It does not count boarding houses, caravan parks, holiday accommodation, retirement villages, student accommodation run by UTAS or other educational institutions, or dedicated backpacker/fruitpicker accommodation. Sharehouses must offer private individual rooms, not just a bed in a shared room. Accommodation that asks for farm work, childcare etc instead of or in addition to monetary rent is not counted.

Where are properties advertised?

We get our properties from two sources: realestate.com.au and flatmates.com.au. Care is taken to ensure properties are not counted twice due to being advertised on both platforms. In previous years we have used Gumtree, but this platform no longer produces a high number of unique properties. The move from Gumtree to flatmates.com.au has slightly changed the nature of this year's data.

What does 'affordable' mean?

For lower-income people, a property is affordable if no more than 30% of income is spent on rent. This is a widely-recognised, internationally accepted standard that leaves sufficient income left over for a reasonable standard of living.

What does 'appropriate' mean?

An appropriate property is one that has enough bedrooms for the whole household (one bedroom for a single or couple, two bedrooms for a single or couple with one child, 3 bedrooms if there are two children). In addition, it is not considered appropriate for a person on DSP to live in a sharehouse, in recognition of the fact that some disabled people have special needs that cannot be easily accommodated in a sharehouse. We realise that this is not the case for all disabled people and that many would choose or prefer this style of living. (To see what is available when sharehouses are counted in, please refer to the 'Single on Age Pension' cohort, as the two have the same income.)

Why are sharehouses counted separately for people on Youth Allowance?

People on Youth Allowance receive a different amount of Commonwealth Rent Assistance depending on whether they live in a sharehouse.

Aren't sharehouses just for students? Can anyone live in a sharehouse?

In response to Tasmania's tight rental market, it is increasingly common for working singles or older adults to live in sharehouses. It is true, however, that many sharehouses are designed and set up for students and may be reluctant to accept non-students. In addition, it is common for advertisements to specify that applicants must be working, discriminating against people on income support benefits.

Some sharehouses ask for specific genders (for example, only women), ethnicities or other personal characteristics ("must be vegetarian or vegan"). We have omitted these as they are not truly 'available' to much of the population.

Do prices include power, water, internet etc?

This varies from one advertisement to another. Unfortunately, in most cases it is not possible to determine the base rent exclusive of utilities.

Snapshot: Anglicare Victoria

Introduction

Anglicare Victoria provides a range of services for individuals, children, youth, and families across Victoria. These include:

- Out-of-home care services for children and young people, and post-care support
- Family support services, including family counselling, case management and parenting education
- Family violence programs
- Disability support services and respite
- Alcohol-and-other-drug treatment services, mental health services and problem gambling services
- Emergency relief and financial counselling services.

Anglicare Victoria's 2025 Rental Affordability Snapshot (RAS) was conducted as part of the national Snapshot undertaken by Anglicare Australia on Saturday, 15 March 2025.

The aim of the Snapshot is to calculate the proportion of advertised rental properties that are both affordable and appropriate for different household types on the minimum wage, or on a Commonwealth income support payment or pension. These individuals and families make up much of Anglicare Victoria's client base within our family support programs, family violence services, alcohol-and-other-drug treatment programs, out-of-home-care services, and other program areas. These are some of the most vulnerable people in our society.

Methodology

Every year Anglicare Victoria tests if it is possible for people on low incomes to rent a home in the private market. We do this by taking a snapshot of the properties listed for rent on realestate.com.au on one weekend in March. We then assess whether each property is affordable and suitable for fourteen types of households on low incomes.

Those households are:

- single people receiving the Disability Support Pension, Youth Allowance, JobSeeker and the Age Pension, or earning minimum wage
- single parents receiving the Parenting Payment or earning the minimum wage
- couples without children on the Age Pension, and
- couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.

To test whether a listing is affordable, we calculate the income for our household types using government data. We use these figures to calculate the maximum affordable rent for each household type and compare that against listed properties that are suitable for each household type. The Snapshot follows the internationally accepted benchmark that rent needs to be no more than 30 percent of a household budget to be affordable for people on low incomes.

How was affordability defined?

The RAS defines an affordable rental as one which costs less than 30 per cent of the household's total income. The 30 per cent benchmark is commonly used as an indicator of housing stress amongst low-income households. Commonwealth Rental Assistance (CRA) was included as income for the purposes of this calculation. In addition, the energy supplement, pharmaceutical

supplement and pension supplements were added to the household income calculations this year.

How was appropriateness defined?

Appropriateness was defined according to the number of bedrooms required for each household type. Specifically:

- A room in a share house or a bedsit was considered only suitable for a single person and not for couples or those receiving the Disability Support Pensioners. Aged Pensioners were included
- A one- to two-bedroom property was considered suitable for a single person or couple, and
- a two- to three-bedroom property was considered suitable for parents with children, depending on the number of children in each family.

Findings

On the Snapshot weekend of 15 March 2025, 16,219 private rentals were advertised for rent in Victoria, across 31 local government areas (LGAs) in metropolitan Melbourne and 47 LGAs in regional Victoria. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time.

To this end, we found that:

- 127 (0.8%) individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.

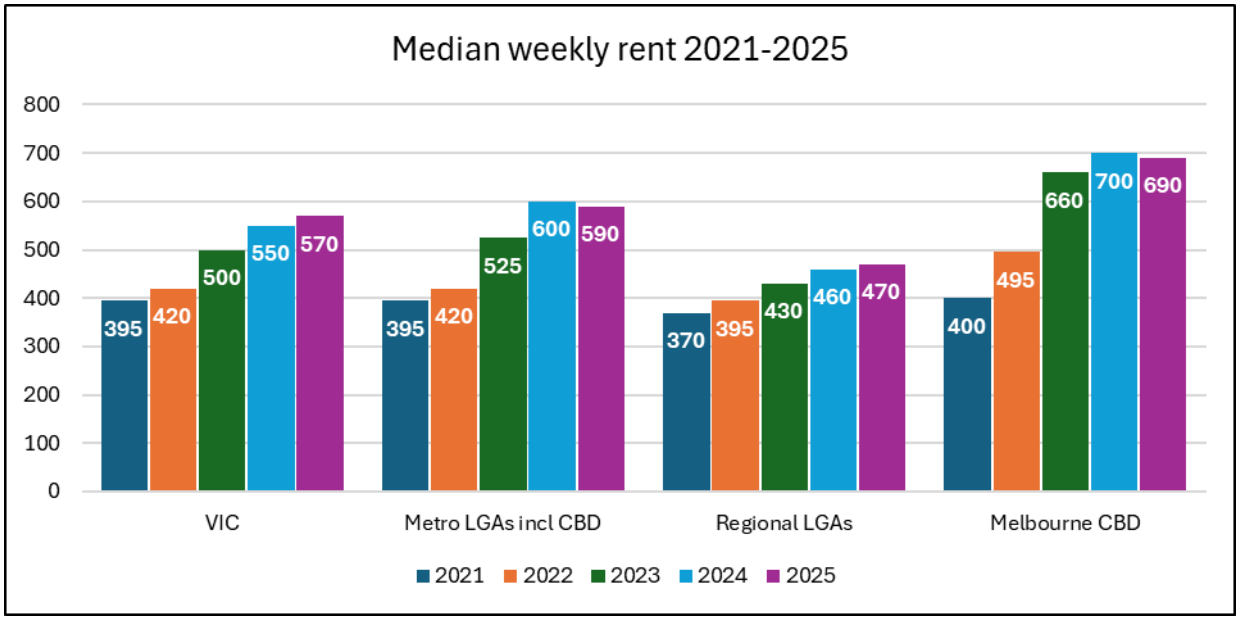
- 3878 (24%) individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.

Compared to 2024, there is an increase in the number of rental properties available in Victoria, predominantly in metropolitan Melbourne including the CBD. Overall, the number of listings in Victoria increased by 26.3% (3,374 properties) over the previous year. This is a marked increase compared to the 10% increase nationally but is apparently consistent with the number of properties that were on the rental market prior to the pandemic.

Table 1: Number of private rental property listings in Victoria 2021-2025

TOTAL number of listings						
	2021	**2022**	**2023**	**2024**	**2025**	**% change from 2024**
Victoria	33,710	18,934	11,687	12,845	16219	26.3%
Metro LGAs incl CBD	32,288	17,511	9852	10,069	13468	33.8%
Regional Victoria	1422	1423	1835	2776	2751	- 0.9%
Melbourne CBD	9261	2584	1582	1835	2169	18.2%

At the same time, median weekly rent shows a slight increase ($20 per week or 3.6%) overall in Victoria and in the regional areas of Victoria ($10 per week or 2.2%). However, metropolitan Melbourne including the CBD recorded a slight decrease of $10 per week or 1.7%.



While a property can be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time. Accordingly, we found that:

- Across Victoria, 127 (0.8%) out of 16,219 individual properties were suitable for at least one household type living on income support payments without placing them in housing stress. This figure was 1.4% in 2024.
- Across Victoria, 3878 (24%) out of 16,219 individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress. This figure was 21.6% in 2024.
- Across metropolitan Melbourne, 27 (0.2%) of 13,468 individual properties were suitable for at least one household type living on income support payments without placing them in housing stress. This figure was 0.3% in 2024.
- Across metropolitan Melbourne, 2587 (19.2%) out of 13,468 individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress. This figure was 14.5% in 2024.
- Across regional Victoria, 100 (3.6%) out of 2751 individual properties were suitable for at least one household type living on income support payments without placing them in housing stress. This figure was 5.3% in 2024.
- Across regional Victoria, 1291 (46.9%) out of 2751 individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress. This figure was 48% in 2024.

Rental affordability summary – Victoria

On the Snapshot weekend, these are the number of unique properties, in Victoria, affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
127 (0.8%)	**3878 (24%)**

Table 2: Rental affordability, Victoria, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	25	0.2%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	12	0.1%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	80	0.5%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	5	0.0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0.0%
6	Single	Age Pension, Pension supplement and Energy supplement	39	0.2%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	5	0.0%
8	Single	JobSeeker Payment and Energy Supplement	0	0.0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0.0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0.0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	3809	23.5%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	683	4.2%
13	Single	Minimum Wage	70	0.4%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	683	4.2%
	Total No of Properties	16,219		

Rental affordability summary – metropolitan Melbourne (including Melbourne CBD)

On the Snapshot weekend, these are the number of unique properties, in metropolitan Melbourne, affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
27 (0.2%)	**2587 (19.2%)**

Table 3: Rental affordability, metropolitan Melbourne, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	4	0.0%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	2	0.0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	12	0.1%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
6	Single	Age Pension, Pension supplement and Energy supplement	13	0.1%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0.0%
8	Single	JobSeeker Payment and Energy Supplement	0	0.0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0.0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0.0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	2558	19.0%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	242	1.8%
13	Single	Minimum Wage	29	0.2%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	242	1.8%
	Total No of Properties	13,468		

Rental affordability summary – regional Victoria

On the Snapshot weekend, these are the number of unique properties, in regional Victoria, affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
100 (3.6%)	**1291 (46.9%)**

Table 4: Rental affordability, regional Victoria, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	21	0.8%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	10	0.4%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	68	2.5%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	5	0.2%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	1	0.0%
6	Single	Age Pension, Pension supplement and Energy supplement	26	0.9%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	5	0.2%
8	Single	JobSeeker Payment and Energy Supplement	0	0.0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0.0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0.0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	1251	45.5%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	441	16.0%
13	Single	Minimum Wage	41	1.5%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	441	16.0%
	Total No of Properties	2,751		

Rental affordability summary – Melbourne CBD

On the Snapshot weekend, these are the number of unique properties, in the Melbourne CBD, affordable and appropriate for:	
Households on income support payments (#1-10)	Households on minimum wage (#11-14)
3 (0.1%)	**1 (0.05%)**

Table 5: Rental affordability, Melbourne CBD, by household type and percentage

#	Household Type	Payment Type	Number Affordable & Appropriate	Percentage Affordable & Appropriate
1	Couple, two children (one aged less than 5, one aged less than 10)	JobSeeker Payment (both), Energy Supplements, FTB A and FTB B	0	0.0%
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
3	Couple, no children	Age Pension, Pension supplement and Energy supplement	3	0.1%
4	Single, one child (aged less than 5)	Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
5	Single, one child (aged over 14)	JobSeeker Payment, Energy Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
6	Single	Age Pension, Pension supplement and Energy supplement	0	0.0%
7	Single aged over 21	Disability Support Pension, Energy Supplement and Pension Supplement	0	0.0%
8	Single	JobSeeker Payment and Energy Supplement	0	0.0%
9	Single aged over 18	Youth Allowance and Energy Supplement	0	0.0%
10	Single in share house	Youth Allowance and Energy Supplement	0	0.0%
11	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) and FTB A	1	0.0%
12	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Single, Energy Supplement, Basic Pension Supplement, Pharmaceutical Allowance, FTB A and FTB B	0	0.0%
13	Single	Minimum Wage	0	0.0%
14	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage, Parenting Payment Partnered, Energy Supplement, FTB A and FTB B	0	0.0%
	Total No of Properties	2,169		

Affordability comparison 2024-2025 – Victoria

*Table 6: Rental affordability, 2024-2025 comparison, Victoria**

Household Type	Payment Type	% Affordable & Appropriate 2024	% Affordable & Appropriate 2025
Couple, two children (one aged less than 5, one aged less than 10)	Jobseeker Payment (both adults)	0.3%	0.2%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment (Single)	0.1%	0.1%
Couple, no children	Age Pension	1.0%	0.5%
Single, one child (aged less than 5)	Parenting Payment (Single)	0.0%	0.0%
Single, one child (aged over 14)	Jobseeker Payment	0.0%	0.0%
Single	Age Pension	0.1%	0.2%
Single, aged over 21	Disability Support Pension	0.0%	0.0%
Single	Jobseeker Payment	0.0%	0.0%
Single, aged over 18	Youth Allowance	0.0%	0.0%
Single, in share house	Youth Allowance	0.0%	0.0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A (both adults)	21.1%	23.5%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B + Parenting Payment	2.3%	4.2%
Single	Minimum Wage	0.5%	0.4%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting Payment (Partnered) + FTB A & B	3.9%	4.2%

**Household income calculations for 2025 include the energy supplement, pharmaceutical supplement and pension supplements.*

Affordability comparison 2024-2025 – metropolitan Melbourne

*Table 7: Rental affordability, 2024-2025 comparison, metropolitan Melbourne**

Household Type	Payment Type	% Affordable & Appropriate 2024	% Affordable & Appropriate 2025
Couple, two children (one aged less than 5, one aged less than 10)	Jobseeker Payment (both adults)	0%	0.0%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment (Single)	0%	0.0%
Couple, no children	Age Pension	0%	0.1%
Single, one child (aged less than 5)	Parenting Payment (Single)	0%	0.0%
Single, one child (aged over 14)	Jobseeker Payment	0%	0.0%
Single	Age Pension	0%	0.1%
Single, aged over 21	Disability Support Pension	0%	0.0%
Single	Jobseeker Payment	0%	0.0%
Single, aged over 18	Youth Allowance	0%	0.0%
Single, in share house	Youth Allowance	0%	0.0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A (both adults)	14%	19.0%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B + Parenting Payment	0.4%	1.8%
Single	Minimum Wage	0%	0.2%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting Payment (Partnered) + FTB A & B	1%	1.8%

**Household income calculations for 2025 include the energy supplement, pharmaceutical supplement and pension supplements.*

Affordability comparison 2024-2025 – regional Victoria

*Table 8: Rental affordability, 2024-2025 comparison, regional Victoria**

Household Type	Payment Type	% Affordable & Appropriate 2024	% Affordable & Appropriate 2025
Couple, two children (one aged less than 5, one aged less than 10)	Jobseeker Payment (both adults)	1.3%	0.8%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment (Single)	0.3%	0.4%
Couple, no children	Age Pension	3.8%	2.5%
Single, one child (aged less than 5)	Parenting Payment (Single)	0.2%	0.2%
Single, one child (aged over 14)	Jobseeker Payment	0.1%	0.0%
Single	Age Pension	0.5%	0.9%
Single, aged over 21	Disability Support Pension	0.0%	0.2%
Single	Jobseeker Payment	0.0%	0.0%
Single, aged over 18	Youth Allowance	0.0%	0.0%
Single, in share house	Youth Allowance	0.0%	0.0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A (both adults)	46.3%	45.5%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B + Parenting Payment	9.3%	16.0%
Single	Minimum Wage	1.7%	1.5%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting Payment (Partnered) + FTB A & B	14.5%	16.0%

**Household income calculations for 2025 include the energy supplement, pharmaceutical supplement and pension supplements.*

Metropolitan Melbourne

Table 9 provides a list of the top 10 most affordable LGAs in metropolitan Melbourne for households that rely on income support or pensions. Table 10 provides the list for households on minimum wage. The proportion of suitable listings was calculated based on the unique number of properties that were affordable and appropriate for individuals or families on income support.

Most affordable LGAs in metropolitan Melbourne for households on income support

Table 9: Ten most affordable LGAs for households on income support in metropolitan Melbourne

LGA	Percentage of listings affordable and appropriate to at least one household type receiving income support or a pension	Corresponding number of affordable properties	Total number of properties listed
Frankston	2.0%	5	246
Banyule	1.1%	3	282
Mornington Peninsula	0.9%	3	351
Monash	0.6%	3	472
Greater Dandenong	0.4%	1	253
Darebin	0.2%	1	427
Brimbank	0.2%	2	968
Whittlesea	0.2%	2	1004
Melton	0.2%	3	1602
Casey	0.2%	1	586

Most affordable LGAs in metropolitan Melbourne for households on minimum wage

Table 10: Ten most affordable LGAs for households on minimum wage in metropolitan Melbourne

LGA	Percentage of listings affordable and appropriate to at least one household type receiving minimum wage	Corresponding number of affordable properties	Total number of properties listed
Melton	71.9%	1152	1602
Whittlesea	46.1%	463	1004
Brimbank	40.7%	394	968
Hume	36.6%	105	287
Casey	22.0%	129	586
Frankston	20.3%	50	246
Hobsons Bay	18.7%	39	209
Cardinia	15.0%	64	428
Greater Dandenong	14.2%	36	253
Mornington Peninsula	8.8%	31	351

Across metropolitan Melbourne the rate of affordability remains very low, as in previous years. This indicates that people on income support do not have access to appropriate and affordable properties anywhere within the boundaries of metropolitan Melbourne. With so few affordable properties available across the city, many low-income Melburnians are likely to be paying more than 30 per cent of their income in rent, pushing them into housing stress.

Regional Victoria

Table 11 provides a list of the top 10 most affordable LGAs in regional Victoria for households that rely on income support or pensions. Table 12 provides the list for households on minimum wage.

Most affordable LGAs in regional Victoria for households on income support

Table 11: Ten most affordable LGAs for households on income support in regional Victoria

LGA	Percentage of listings affordable and appropriate to at least one household type receiving income support or a pension	Corresponding number of affordable properties	Total number of properties listed
West Wimmera	100.0%	6	6
Swan Hill	100.0%	1	1
Yarriambiack	66.7%	2	3
Hindmarsh	42.9%	3	7
Berrigan	33.3%	2	6
Strathbogie	33.3%	1	3
Southern Grampians	18.2%	2	11
Northern Grampians	16.7%	1	6
Benalla	12.5%	2	16
Gannawarra	10.0%	1	10

Most affordable LGAs in regional Victoria for households on minimum wage

Table 12: Ten most affordable LGAs for households on income support in regional Victoria

LGA	Percentage of listings affordable and appropriate to at least one household type receiving income support or a pension	Corresponding number of affordable properties	Total number of properties listed
Swan Hill	100.0%	1	1
Warrnambool	100.0%	1	1
West Wimmera	100.0%	6	6
Yarriambiack	100.0%	3	3
Hindmarsh	85.7%	6	7
Northern Grampians	83.3%	5	6
Macedon Ranges	71.4%	162	227
Ballarat	70.1%	234	334
South Gippsland	69.2%	9	13
Horsham	69.0%	20	29

A trend that continues from the previous years is the very low number of unique properties in the top regional and rural LGAs, despite the high proportion of affordable and appropriate rentals. This means that while low-income earners may not be priced out of the rental market in these areas, they nevertheless are likely to be competing for a very scarce resource.

Discussion

In Victoria, as is the case across Australia, renters on low incomes are being left behind and forgotten in the private market.

People on income support, especially those who are out of work, have few options. We found that that none of the rental properties listed were affordable for a single person on the JobSeeker payment or Youth Allowance. This includes sharehouses. The shortage of affordable rentals will condemn people to make difficult decisions to keep a roof over their head.

The total number of properties available in the rental market rose from 12,845 in 2024 to 16,219 in 2025 (an increase of 26.3%). This means households on minimum wage have more options, with the number of properties affordable for this group increasing from 2778 (21.6%) in 2024 to 3878 (24%) in 2025. However, for households on income support affordability has declined from 1.4% (176 properties) in 2024 to 0.8% (127 properties) in 2025.

Families out of work are also facing a dire situation. An out-of-work couple with two children can afford 0.2% of rentals. Single parents out of work, with two children, face even tougher odds, with affordability at just 0.1%. This helps explain why the rate of JobSeeker is such a critical factor in child poverty – one in six children now lives in poverty, with those growing up in households that depend on JobSeeker at much greater risk.[i]

This year's results again show how brutal the rental market is for young people. A person on Youth Allowance looking for a sharehouse cannot afford to rent any one of the 16,219 properties listed in Victoria. Youth Allowance is the lowest of all government payments, and year after year, we find young people are at the bottom of the affordability ladder.

People with disabilities face unique challenges in this market. Some will find that the rentals listed in this Snapshot don't meet their needs, and for many people, the Disability Support Pension is too low to allow them to rent a home that does. A person on the Disability Support Pension could afford 0.03% of rentals at the time of our Snapshot.

The most generous of government payments is the Age Pension. Yet for a couple living on the Age Pension, only 0.5% of rentals were affordable. Single retirees have it even worse, with 0.2% of listings left to compete for.

Working people are hardly better off. A single person working full-time on the minimum wage will find that only 0.4% of rentals are affordable. Of all the households featured in this Snapshot, families with two parents in full-time work stand the best chance of finding an affordable home. Even they will find they are locked out of almost 80% of rentals we surveyed.

Of course, this Snapshot doesn't tell the whole story. Although we look at the full-time minimum wage, we know that more and more people are working casually. Their plight is likely to be much worse than this Snapshot shows. Nor can the Snapshot consider the competition for each of these properties. In an overheated market, an affordable property can attract dozens of applications.

All of this is a wake-up call. What this Snapshot shows is that finding an affordable home in the private rental market is complete fiction for people on low incomes. It is part time for action to make housing more affordable.

Policy Implications

Raising JobSeeker and related payments over the poverty line

Across Victoria, people out of work depend on JobSeeker and other payments to get by. Many are likely to be renting, yet this Snapshot shows that the payment is so low that its trapping people in poverty and housing stress.

Raising the rate of JobSeeker and related payments above the poverty line will give badly needed relief to the people on the lowest incomes. It will allow them to afford the essentials they need to live their lives, and plan for their futures. Most importantly, it will give more people the benefits of a secure home.

More social and affordable homes for Victoria

We are facing a major shortfall of affordable homes. Research by the Australian Housing and Urban Research Institute has shown that the unmet housing need in Victoria is expected to grow to reach a shortfall figure of 166,000 houses by 2036.[ii] Addressing this will require large programs of stock addition in the housing market including rentals.

With the private rental market failing so many people, we must invest in homes for people those need them most. Ending our affordable housing shortfall would be the most powerful way to tackle the rental crisis – and boost our regional economy. The Federal and State governments must work together end this shortfall.

Fixing tax concessions

Australia's current housing tax concessions contribute to the high costs of housing in Australia. They encourage property investors to speculate on the property market, at the expense of people trying to buy or rent a home.

Negative gearing and capital gains tax concessions cost the federal budget a staggering $14.85 billion per year, and overwhelmingly favour the wealthiest 20 percent of Australians.

Better targeting negative gearing and capital gains tax exemptions would provide funding for homes for people on low incomes who are struggling to survive in the private rental market or need social housing.

Conclusion

This year's Rental Affordability Snapshot shows that the private rental market is failing people on low incomes. Some people may have shelter or accommodation, but there is very little on the market that could be considered a place to call home.

The key to making housing more affordable lies in two factors: making sure everyone has a decent income and providing enough affordable rentals for the people who need them.

We must invest in social and affordable housing. The shortfall of social housing and affordable rentals in Victoria must be tackled. The sobering results of this Snapshot show that this investment is truly urgent.

Anglicare Victoria is also calling for an increase to the rate of JobSeeker and other payments. This will help people on the lowest incomes find a secure home.

Nobody should be forced to make impossible sacrifices just to keep a roof over their head. It's time to take real action, and make sure that everyone can have place to call home.

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[i] Phillips, B. and Narayanan, V. (2021) Financial Stress and Social Security Settings in Australia. Australian National University Centre for Social Research and Methods.

[ii] Australian Housing and Urban Research Institute (2018) Social housing as infrastructure: an investment pathway. p.63

Anglicare WA



RENTAL AFFORDABILITY SNAPSHOT 2025

In Western Australia, we live in the wealthiest state in one of the wealthiest countries in the world.

It is time to ensure that people have access to safe, secure and affordable rental homes.

RENTAL AFFORDABILITY SNAPSHOT 2025

ABOUT THE SNAPSHOT

Each year the Rental Affordability Snapshot measures the likelihood of individuals with low incomes finding a suitable home to rent in the private market.

The 2025 Snapshot shows the number of properties listed for rent on 15-16 March 2025[1] and includes five regions covering the whole state:

- Perth Metro
- South West & Great Southern
- North West (Kimberley & Pilbara)
- Mid-West & Gascoyne
- Wheatbelt & Goldfields



The household types we consider include:

- Single people receiving the Disability Support Pension, Youth Allowance, JobSeeker or the Age Pension, or earning minimum wage.
- Single parents receiving the Parenting Payment or earning the minimum wage.
- Couples without children on the Age Pension.
- Couples with children on JobSeeker, Parenting Payment, earning the minimum wage, or a combination of these income sources.



For the first time, additional payment supports such as the Energy Supplement, Basic Pension Supplement, and Pharmaceutical Allowance are also included.

A property is considered **affordable** if it requires less than 30% of a household's income to rent. Paying more than 30% of your income is considered being in housing stress, while more than 50% is considered to be severe housing stress.

A property is considered **appropriate** if it has an adequate number of bedrooms.



Rental affordability is increasingly recognised as a significant issue in Australia. For many low-income Western Australians, this situation has reached a crisis level. Our 2025 Snapshot confirms the private rental market continues to fail them.

In 2024, positive progress has been made in enhancing social housing supply and amending the Residential Tenancies Act. Nevertheless, it is essential to accelerate housing development, reform rental laws further and substantially boost income support for renters.

Anglicare WA calls on both the Western Australian (WA) and Commonwealth governments to examine the 2025 Rental Affordability Snapshot and our policy recommendations as they shape their housing policies and plan their future budgets.



1 Listings are drawn from realestate.com.au

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RENTAL AFFORDABILITY SNAPSHOT 2025

WESTERN AUSTRALIA KEY FINDINGS

- On the weekend of 15-16 March 2025, 3,523 private rentals were available to rent in Western Australia, 534 more properties than in 2024. However, most are still out of reach for households on income support or the minimum wage.
- We continue to have a rental affordability crisis for low-income Western Australians. The WA median rent is $680 per week, up 5% from 2024 and 21% from 2023, but still well out of reach for most households on income support or the minimum wage.
- Many of the available properties at the lower-priced end of the market are for a room in a share house. Even renting a room in a share house is unaffordable for many households on benefits, with rents for a room ranging from $200 to $450 per week.
- This year's Rental Affordability Snapshot again shows that many people miss out on a place to call home because very few affordable and appropriate rental properties are available on the Western Australian rental market.

More rental properties are available in 2025 compared to 2024 except in the North West and Wheatbelt & Goldfields. However, a significantly smaller number of those properties are affordable and appropriate for each household type. Households on a wage fare the best in the Mid-West & Gascoyne and the Wheatbelt & Goldfields.

For households on income support:

- **Singles** | No affordable rentals are available for a single person receiving the JobSeeker payment, not even a room in a shared house.
- **Families** | A couple with two children on income support could afford 4 of the 3,523 appropriate rentals. Single parents with two children on income support face even tougher odds, with only 1 property available and appropriate.
- **Young people** | No properties, including shared accommodation, are available for a person on Youth Allowance. Youth Allowance is the lowest of all government payments, and year after year, young people consistently find themselves at the bottom of the affordability ladder.
- **Disability Support Pension** | A person on a Disability Support Pension could afford no appropriate properties across WA. People with disabilities face unique challenges in this market. Some individuals may find that the rentals listed in this Snapshot do not meet their needs, and for many, the Disability Support Pension is insufficient to afford a home that does.
- **The Age Pension** | 7 of the 3,523 rentals are affordable and appropriate for couples living on the Age Pension. Single retirees relying on the Age Pension have it even worse, with only 2 listings being affordable and appropriate.

For households on a minimum wage:

Working households are not much better off.

- **Singles** | 14 properties are affordable and appropriate for a single person earning minimum wage.
- **Single parents** | 42 properties are affordable and appropriate for a single parent with two children on a minimum wage.
- **Couples with children** | 42 properties are affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **Couples with children** | 149 properties are affordable and appropriate for couples with two children, where both are earning a minimum wage.

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RENTAL AFFORDABILITY SNAPSHOT 2025

AROUND THE REGIONS

Median rents continue to increase significantly across the State.



WESTERN AUSTRALIA

+5%

24 MONTHS **+21%**

2025	2024	2023
$680	**$650**	**$560**

NORTH WEST

+17%

24 MONTHS **+33%**

2025	2024	2023
$995	**$850**	**$750**

MID-WEST & GASCOYNE

+8%

24 MONTHS **+41%**

2025	2024	2023
$520	**$480**	**$370**

WHEATBELT & GOLDFIELDS

+7%

24 MONTHS **+28%**

2025	2024	2023
$575	**$535**	**$450**

PERTH METRO

+6%

24 MONTHS **+23%**

2025	2024	2023
$688	**$650**	**$560**

SOUTH WEST & GREAT SOUTHERN

+5%

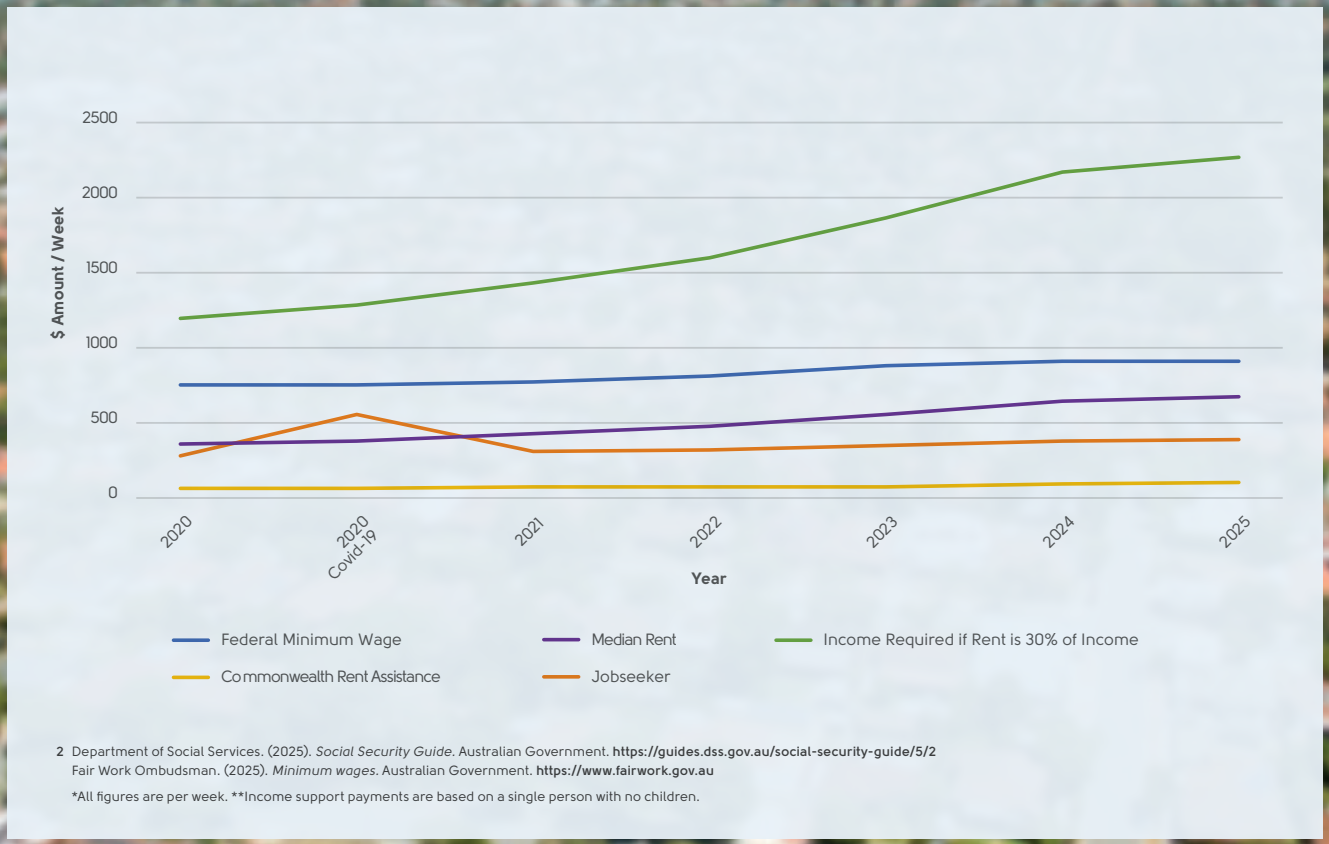
24 MONTHS **+25%**

2025	2024	2023
$650	**$620**	**$520**

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RENTAL AFFORDABILITY SNAPSHOT 2025

RENTAL AFFORDABILITY IN WA



2 Department of Social Services. (2025). *Social Security Guide*. Australian Government. **https://guides.dss.gov.au/social-security-guide/5/2**
Fair Work Ombudsman. (2025). *Minimum wages*. Australian Government. **https://www.fairwork.gov.au**

*All figures are per week. **Income support payments are based on a single person with no children.

Rental Affordability[2] Graph Definitions

- **Commonwealth Rent Assistance (CRA):** A payment the Australian government provides to help individuals and families on income support payments who rent in the private rental market or community housing with the cost of rent. The graph illustrates that the CRA payment increase has been minimal and has not made weekly rents more affordable.
- **Federal minimum wage:** Based on a 38-hour week and is being used to facilitate comparisons with federal income support payment levels. The WA State minimum wage typically aligns with the Federal minimum wage and, as a result, has not been included.
- **Income Required if Rent is 30% of Income:** A property is considered affordable if it requires less than 30% of a household's income to rent. This line indicates the weekly household income needed to afford the median weekly rent.
- **JobSeeker:** An income support payment the Australian government provides to people aged 22 to 66 who are unemployed, looking for work, or sick or injured and unable to continue their usual work or study.
- **Median Rent:** The estimated middle value when all rent prices in a specific area are listed from lowest to highest. This represents a more accurate rental cost than using calculations for the average, which can be skewed by unusually high or low prices.

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RENTAL AFFORDABILITY SNAPSHOT 2025

CAITLIN & DARCY

Caitlin lives with her children Darcy (20) and Imogen (17) in Caitlin's parents' South Perth home after being forced out of their long-term rental in East Victoria Park.

The family is squeezed into makeshift spaces: Darcy in a caravan in the front driveway, with Caitlin in a library/study with folding glass doors.

Caitlin rented a three-bedroom home in 2017, paying $370 a week on a two-year lease. Over six years, the rent rose to $460 per week. Not long before it came time to renew in 2024 and despite excellent tenancy records, a property manager with whom Caitlin had a difficult relationship issued her with a breach notice (later found to be wrongful). Although she was eventually offered a new lease, Caitlin's rent rocketed to $650 a week - a 41.3% increase - and they refused to negotiate on price or term. *"They told me I was 'lucky' it wasn't $790."*

Caitlin worked seven days a week and cancelled health insurance while her friends prepared food for the family, but she couldn't keep up. The stress of moving - with belongings split between storage and a donated shipping container - left her feeling like a *"colossal failure."* Her promise to her kids that *"we'll always have a home"* was shattered.

The house was recently advertised for $790 a week.

Caitlin says the government needs to act to protect renters, calling for rent caps, minimum energy efficiency standards and an end to no-cause evictions. *"Renting shouldn't be a trap. You should be able to thrive."*





"I SAID WE'D ALWAYS HAVE A ROOF OVER OUR HEADS. IT NEVER OCCURRED TO ME THAT WE WOULDN'T, UNTIL WE DIDN'T."

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RENTAL AFFORDABILITY SNAPSHOT 2025

PERTH METRO

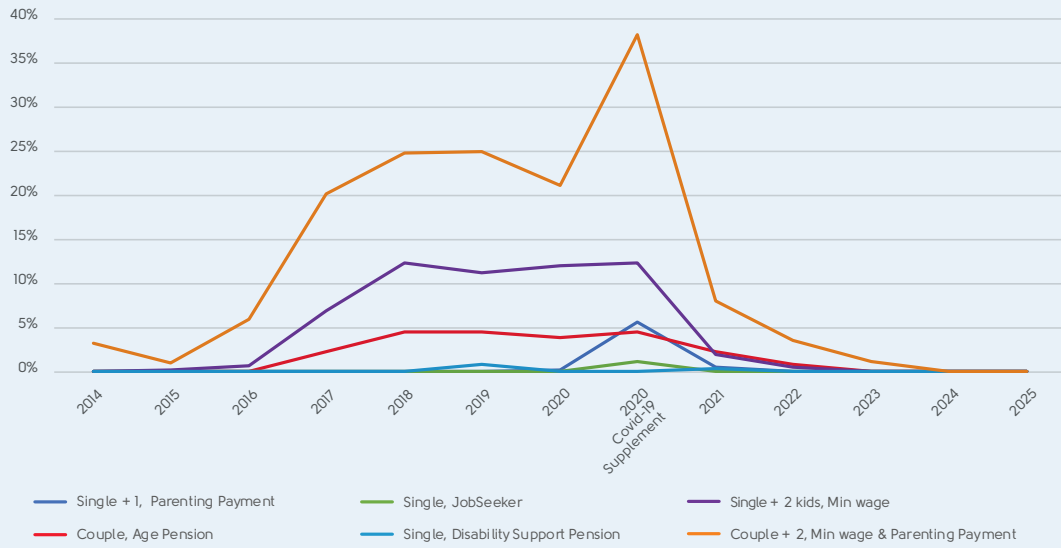
The number of available properties is **2,878**, which is 539 more than last year.

The median rent is **$688** per week, up 6% from $650 in 2024 and 23% from $560 in 2023.

In the Perth metropolitan area, a shortage of affordable and appropriate homes for all household types is expected to persist in 2025.



Affordable and Appropriate Rentals by Household



For households on income support:

- There are **no** properties that are affordable and appropriate for any household type receiving JobSeeker.
- There are **no** affordable and appropriate properties for a single person on a Disability Support Pension.
- **2 properties** are affordable and appropriate for a single person on the Age Pension, but **no** properties are affordable and appropriate for a couple on the Age Pension.[3]

For households on a wage:

- **1 property** is affordable and appropriate for a single parent with two children on a minimum wage, and property is affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **13 properties** are affordable and appropriate for a single person on a minimum wage.
- **57 properties** are affordable and appropriate for a couple with two children, where both are earning a minimum wage.

3 The two affordable and appropriate properties for a single person on the Age Pension are shared accommodation. While also affordable for a couple on the Age Pension, they are not appropriate as a couple require a property with at least one bedroom.

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RENTAL AFFORDABILITY SNAPSHOT 2025



"MY PARENTS MOVED US OUT HERE SO WE'D HAVE A BETTER LIFE IN THE COUNTRY, YOU KNOW?"

KRISTY

Kristy is a single mum with three kids, living in the South West. Kristy had to leave the family's three-bedroom West Busselton home when the rent climbed from $400, to $450 and then $550 a week (and was recently advertised at $650).

Forced to downsize to a cramped 2 x 1 in Geographe, Kristy is paying $500 a week but faces another increase when her lease ends in six months. The prospect of three moves in two years, combined with the constant instability, stress, and pressure, is taking an emotional and psychological toll.

"I'm worried all the time. About if we'll have to leave, what it means for the kids and school."

Kristy's life, friends, and future plans are all based in the South West, but her hopes are fading.

"There's just nothing, nothing affordable in Busselton or even the region."

Kristy has accepted she may have to resettle her family to Perth, but the thought of entering the metro rental market is too much to think about.

"My family moved out here so us kids would have a country life, a better life," Kristy said. *"Now I don't know what sort of life I can give my kids."*

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SOUTH WEST & GREAT SOUTHERN

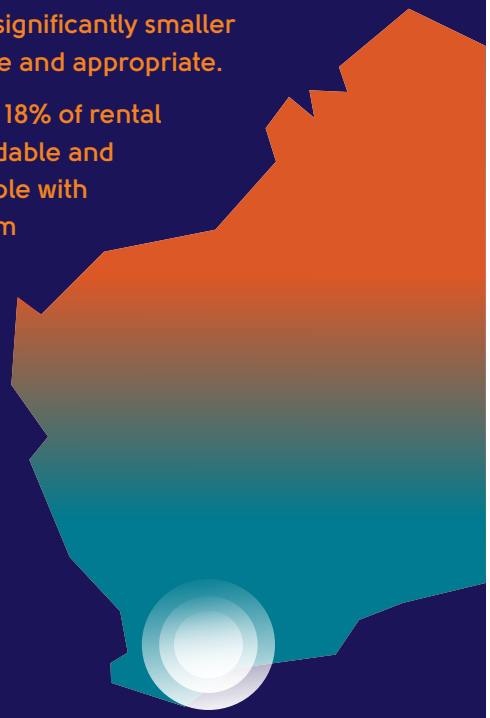
RENTAL AFFORDABILITY SNAPSHOT 2025

The number of available properties has risen from 202 in 2024 to **261** in 2025.

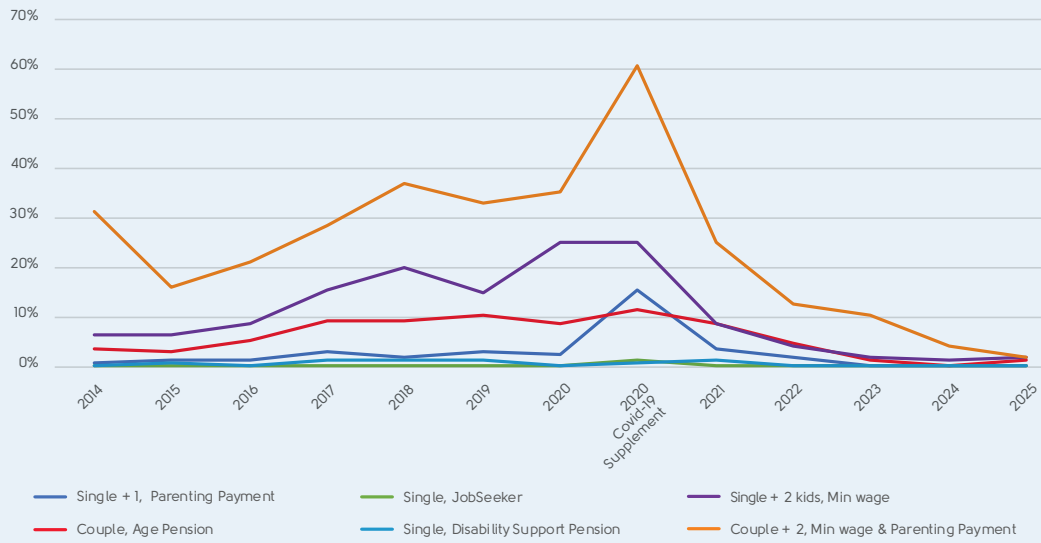
The median rent is **$650** per week, up 5% from $620 in 2024 and 25% from $520 in 2023.

A notable trend is that even though more rental properties are available in 2025 compared to 2024, a significantly smaller number are affordable and appropriate.

For example, in 2024, 18% of rental properties were affordable and appropriate for a couple with children, both of whom earn the minimum wage, compared to 10% in 2025.



Affordable and Appropriate Rentals by Household



For households on income support:

- There are **no** affordable and appropriate properties for a single person on Jobseeker, a Disability Support Pension or the Age Pension.
- There are **no** affordable and appropriate properties for a couple on JobSeeker with two children.
- **2 properties** are affordable and appropriate for a couple with no children on the Age Pension.

For households on a wage:

- **6 properties** are affordable and appropriate for a single parent with two children on a minimum wage.
- **6 properties** are affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **26 properties** are affordable and appropriate for a couple with two children, where both were earning a minimum wage.

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RENTAL AFFORDABILITY SNAPSHOT 2025

JANE

Jane, a single mother of a child with special needs, has spent over a decade chasing housing security in the Pilbara.

In the past five years particularly, Jane has faced relentless upheaval: landlords selling, rents skyrocketing, and temporary housing revoked.

"I had to move back in with my ex-spouse to avoid living in a caravan park."

Her son struggles with constant moves.

"I feel ashamed I can't give him a safe home," Jane admits. She's heard of others staying in unhappy relationships just to keep a roof overhead.

Jane looked at buying a property with Keystart, drawing down on her super to afford the deposit, but was only approved for $180,000. Unable to compete with dual incomes in the rental market, Jane took a small private rental but had break-ins, damage to her car and didn't feel safe.

She had some brief respite renting from a friend, but they now have to sell the property, with the "Pilbara Tax" on upkeep proving too much.

"We need more affordable family-friendly housing and priority rentals for single-parents," Jane said, *"and more subsidised housing."*



NORTH WEST (KIMBERLEY & PILBARA)

RENTAL AFFORDABILITY SNAPSHOT 2025

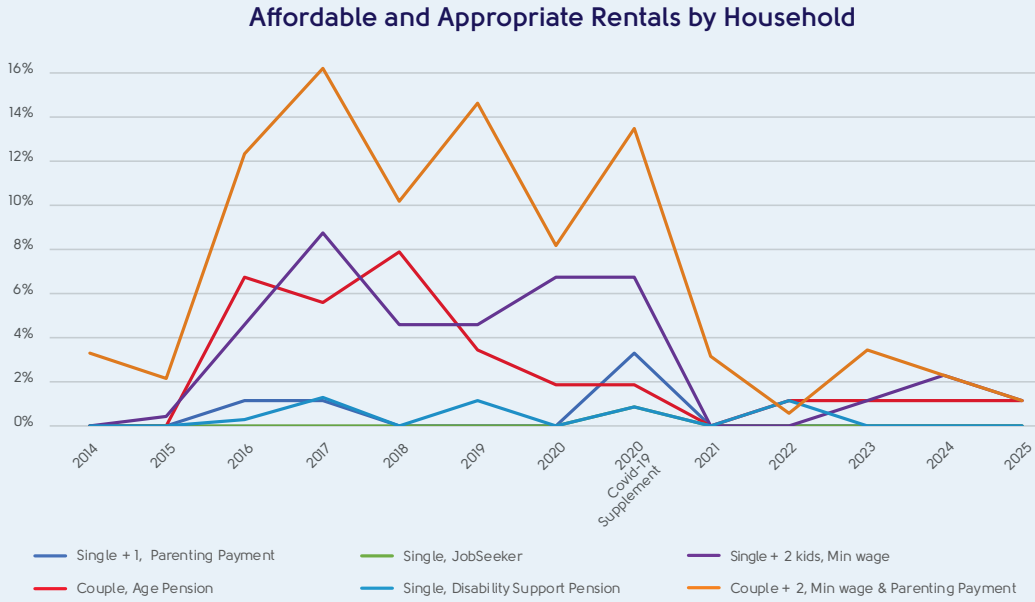
The number of available properties is significantly lower in 2025 at **178** compared to 258 in 2024.

The median rent is **$995** per week, up 17% from $850 in 2024 and 33% from $750 in 2023.

The North West is facing significant challenges due to fewer rental properties being available.

Compared to 2024, an even smaller proportion of those available are affordable and appropriate for all household types.





For households on income support:

- There are **no** properties affordable and appropriate for a single person on Jobseeker, a Disability Support Pension or the Age Pension.
- There are **no** affordable and appropriate properties for a couple on JobSeeker with two children.
- There is **1** affordable and appropriate property for a couple with no children on the Age Pension.

For households on a wage:

- **1 property** is affordable and appropriate for a single parent with two children on a minimum wage.
- **1 property** is affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **4 properties** are affordable and appropriate for a couple with two children, where both are earning a minimum wage.

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RENTAL AFFORDABILITY SNAPSHOT 2025

This is the 3rd year the Snapshot has captured rental data for these two regions.

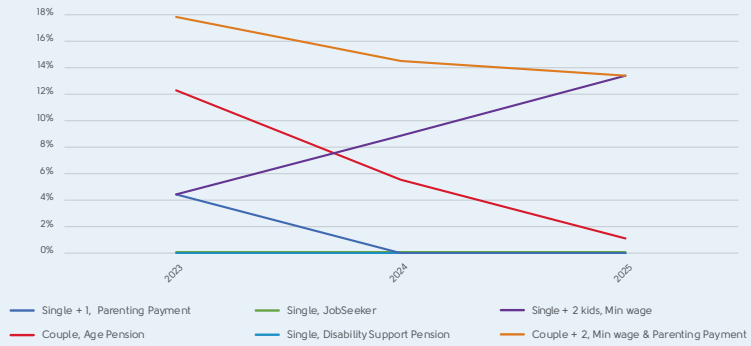
MID-WEST & GASCOYNE

The number of available properties is **82,** up from 62 in 2024.

Median rent is **$520** per week, up 8% from $480 in 2024 and up 41% from $370 in 2023.



Affordable and Appropriate Rentals by Household



For households on income support:

- There are **no** properties that are affordable and appropriate for a single person on Jobseeker, a Disability Support Pension or the Age Pension.
- There are **no** properties affordable and appropriate for a couple on JobSeeker with two children.

For households on a wage:

- **1 property** is affordable and appropriate for a single person on minimum wage.
- **10 properties** are affordable and appropriate for a single parent with two children on a minimum wage, and 10 (12%) properties are affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **29 properties** are affordable and appropriate for a couple with two children, where both are earning a minimum wage.

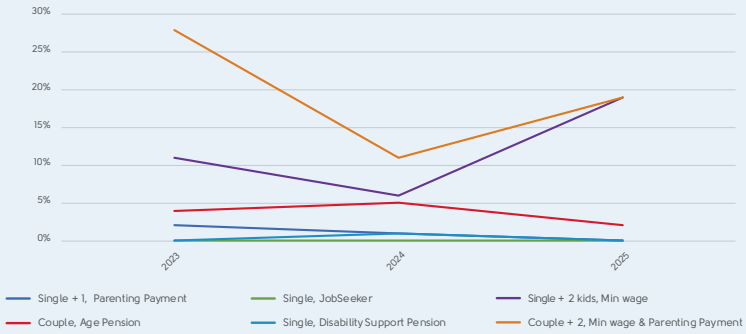
WHEATBELT & GOLDFIELDS

The number of available properties is **124,** the same as in 2024.

Median rent is **$575** per week, up 7% from $535 in 2024 and up 28% from $450 in 2023.



Affordable and Appropriate Rentals by Household



For households on income support:

- There are **no** properties affordable and appropriate for a single person on JobSeeker or a Disability Support Pension.
- **4 properties** are affordable and appropriate for a couple on JobSeeker with two children.
- **3 properties** are affordable and appropriate for a couple with no children on the Age Pension.

For households on a wage:

- **24 properties** are affordable and appropriate for a single parent with two children on a minimum wage.
- **24 properties** are affordable and appropriate for a couple on one minimum wage and Parenting Payment.
- **33 properties** are affordable and appropriate for a couple with two children, where both are earning a minimum wage.

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RENTAL AFFORDABILITY SNAPSHOT 2025

AFFORDABLE & APPROPRIATE PROPERTIES



By household type, number and percentage

Household Type	Payment Type	Western Australia		Perth Metro		South West & Great Southern		North West		Mid-West & Gascoyne		Wheatbelt & Goldfields	
		#	%	#	%	#	%	#	%	#	%	#	%
Couple, two children	JobSeeker (both adults)	4	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	3.2%
Single, two children	Parenting Payment Single	1	0.03%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%
Couple, no children	Age Pension	7	0.2%	0	0.0%	2	1.0%	1	0.6%	1	1.2%	3	2.4%
Single, one child	Parenting Payment Single	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single, one child	JobSeeker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single	Age Pension	2	0.1%	2	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single aged over 21	Disability Support Pension	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single	JobSeeker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single aged over 18	Youth Allowance	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Single in share house	Youth Allowance	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Couple, two children	Minimum Wage + FTB A	149	4.2%	57	2.0%	26	10.0%	4	2.3%	29	35.4%	33	26.6%
Single, two children	Minimum Wage + FTB A & B	42	1.2%	1	0.03%	6	2.3%	1	0.6%	10	12.2%	24	19.4%
Single	Minimum Wage	14	0.4%	13	0.5%	0	0.0%	0	0.0%	1	1.2%	0	0.0%
Couple, two children	Minimum Wage + Parenting payment (partnered) + FTB A&B	42	1.2%	1	0.03%	6	2.3%	1	0.6%	10	12.2%	24	19.4%
Total Number of Properties		**3,523**		**2,878**		**261**		**178**		**82**		**124**	
Median Rent		**$680**		**$688**		**$650**		**$995**		**$520**		**$575**	

RENTAL AFFORDABILITY CRISIS MAIN DRIVERS

- **Shortage of social housing.**

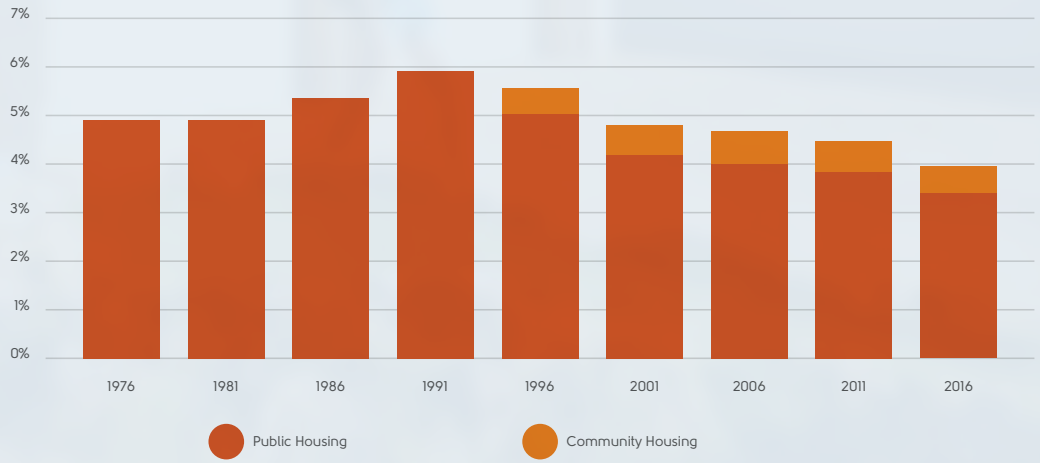
  Despite the recent increase in investment in social housing by the WA and Commonwealth governments, decades of underinvestment and the non-replacement of decommissioned houses have resulted in a continued significant shortfall in the supply of social housing.

  Unless governments increase the scale and pace of housing construction, achieving a sustainable level of available social housing will take decades.

IN DECLINE - WA Social Housing



IN DECLINE - WA Housing Stock



Source: Australian Institute of Health and Welfare. (2023). Housing assistance in Australia. https://www.aihw.gov.au/haa

- **Lack of private rental supply.** Construction delays and higher construction costs for new homes have reduced the supply of rentals and increased the cost of building new homes, making it harder for low-income earners to find affordable housing.
- **Lack of housing diversity.** The limited variety of housing options in both social and private rental markets results in many properties not meeting households' needs.
- **The end of the National Rental Affordability Scheme (NRAS).** The tapering down of NRAS by mid-2026 will place further pressure on the private rental market with an estimated loss of 3,766 affordable rental dwellings between 2023 and 2026.[5]
- **Inadequate income support payments and cost of living.** Jobseeker, Parenting Payment, and other payments remain significantly below the poverty line, leaving people paying a critically high proportion of their income on rent or leaving them destitute. The combination of housing stress and the rising cost of living for other essential expenditures means that many Australians relying on income support payments are being pushed further into poverty.
- **Commonwealth Rent Assistance (CRA).** CRA has contributed to rental stress for many recipients due to payments not keeping pace with rising rents. Furthermore, the scheme's eligibility requirements exclude those on the lowest incomes. For example, only one in three people on JobSeeker are eligible for the CRA payment[6] while individuals living in public housing are not eligible.

In the last two decades, the wealth of the top 20 percent has increased four times that of the wealth of the lowest 20 percent.

Yet, instead of boosting the social security net, in recent years, federal governments have either neglected the lowest income earners or made insignificant changes in the margins.[4]

Unemployment Benefits and Poverty for Single Adults

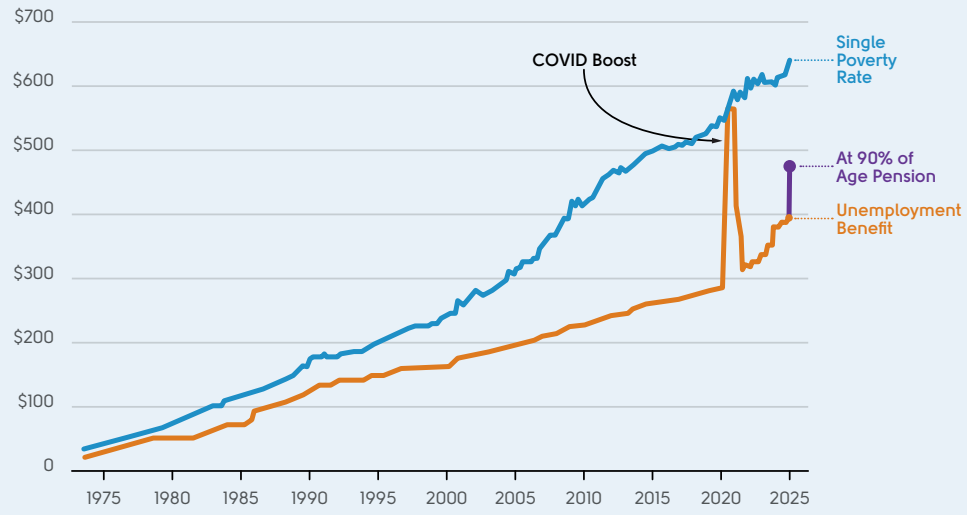


Chart | Greg Jerico • **Source** | Hilda, DSS

4 Anglicare Australia. (2025). Election 2025: Adequate Income. https://www.anglicare.asn.au/research-advocacy/election-2025

5 Shelter WA (2024). Pre-Budget Submission 2024-25. https://www.shelterwa.org.au/wp-content/uploads/2023/11/Shelter-WA-2024-25-PBS-FINAL.pdf

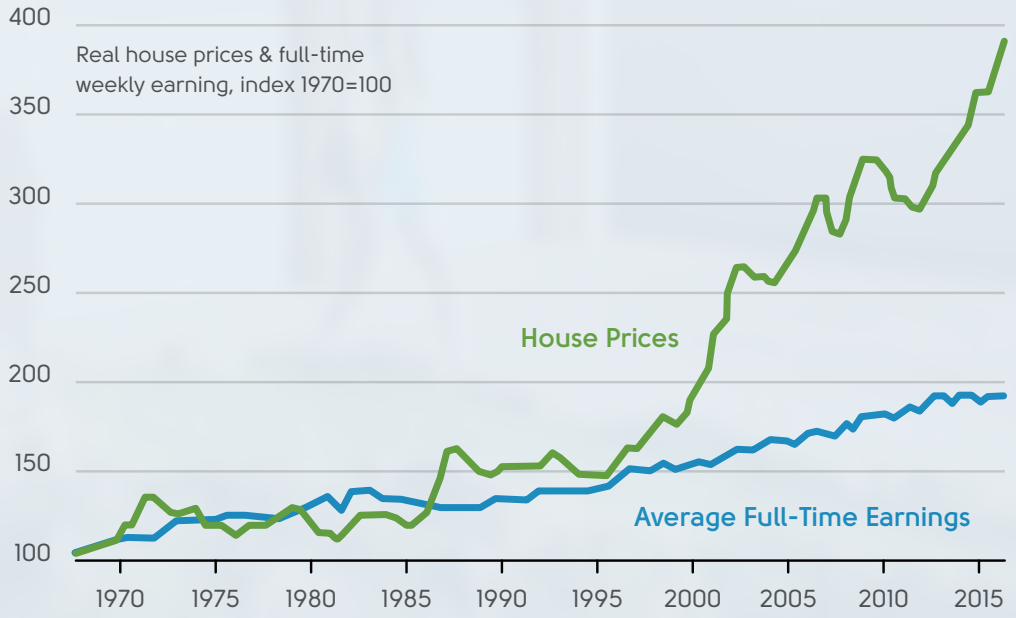
6 Anglicare Australia. (2023). Reforming Rent Assistance: Ending rental stress across Australia. https://www.anglicare.asn.au/publications/reforming-rent-assistance/

RENTAL AFFORDABILITY CRISIS MAIN DRIVERS

- **Increased demand.**
  Anglicare Australia[7] has modelled that median weekly rent is now approximately 40% of the average weekly income, up from under 20% in 1981. Alongside population growth, this has pushed more households into housing stress and increased competition for rentals for those at the lower end of the market.
- **Wage stagnation.**

  From 2012 to 2022, wage stagnation meant that average annual earnings fell nearly $12,000 short of where they would have been if wage growth had remained in line with historical patterns. This wage reduction is connected to the persistent housing crisis, leading to a 3.6% drop in wage share and a 6.9% rise over that ten-year period.[8]

House prices outstripped wages over three decades ago.



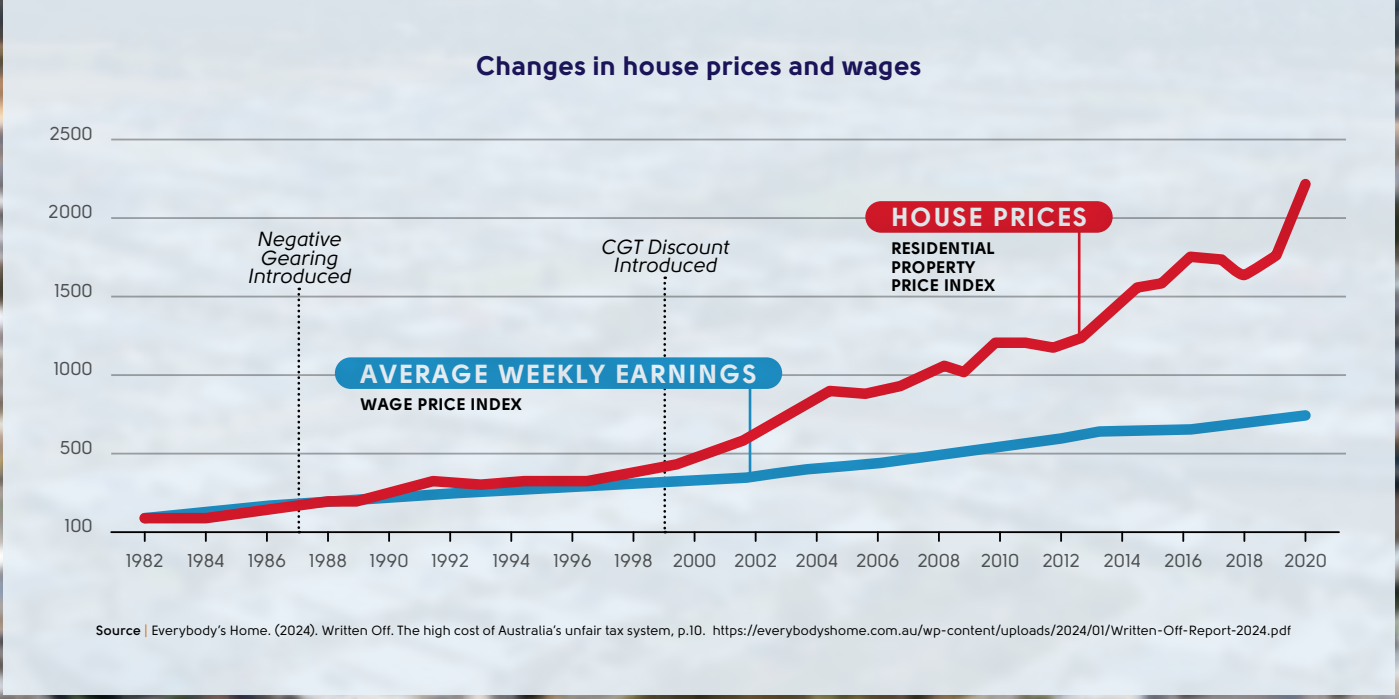
Source | Anglicare Australia. (2024). Government Housing Expenditure Analysis. Internal Report.

7 Anglicare Australia. (2024). Government Housing Expenditure Analysis. Internal Report.
8 Per Capita. (2025). The Lost Decade: How low wage growth stopped young Australians buying a home. https://percapita.org.au/our_work/the-lost-decade/

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RENTAL AFFORDABILITY CRISIS MAIN DRIVERS



Source | Everybody's Home. (2024). Written Off. The high cost of Australia's unfair tax system, p.10. https://everybodyshome.com.au/wp-content/uploads/2024/01/Written-Off-Report-2024.pdf

- **Intergenerational impact.** Younger generations (Millennials and Gen Z), often facing higher student debt and slower wage growth, struggle to save for a first home deposit or enter the rental market. They are competing with older generations (Baby Boomers and Gen X) who have accumulated housing wealth and may invest in rental properties. Consequently, this creates a "generation rent" scenario where younger adults are priced out of homeownership and rely on the private rental market, often facing insecurity and high costs.[9]
- **Negative gearing deductions and the Capital Gains Tax (CGT) discount.** First introduced in 1936, negative gearing was temporarily abolished in 1985 and CGT was introduced by the Commonwealth government as part of broader tax reforms to promote economic fairness and efficiency. However, negative gearing was reinstated in 1987, and a CGT discount was introduced over a decade later in 1999, with both influencing the private rental market in favour of investors. Australia loses $11 billion annually due to negative gearing and CGT discounts,[10] which could be used to provide housing for those who need it.

9 Per Capita. (2025). The Lost Decade: How low wage growth stopped young Australians buying a home. https://percapita.org.au/our_work/the-lost-decade/
10 Parliamentary Budget Office. (2024). Cost of Negative Gearing and Capital Gains Tax Discount. https://www.pbo.gov.au/publications-and-data/publications/costings/cost-negative-gearing-and-capital-gains-tax-discount

HOUSING POLICY FOR OUR FUTURE

The WA and Commonwealth governments have recently implemented several significant housing policies and funding initiatives to improve housing availability and support.

Key national highlights include the National Agreement on Social Housing and Homelessness, Housing Australia Future Fund, National Housing Accord Facility, National Housing Infrastructure Facility, and Australia's National Cabinet agreement to 'A better deal for renters'.

In Western Australia, the WA Housing Strategy 2020-2030 was developed with significant government investments in housing development and homelessness services.

The $20 million WA Rent Relief Program and the first phase of rent reforms were announced and established for 2023-2024.

However, as more Western Australians become long-term renters and the available rentals have become more unaffordable or unsuitable for people on income support or minimum wages, it is essential to continue reforming housing policy and rental laws to ensure that affordable and appropriate rental homes become a reality for low-income tenants.

WHAT IS NEEDED?

Everyone deserves access to affordable and appropriate homes.



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RENTAL AFFORDABILITY SNAPSHOT 2025

ACCESS TO AFFORDABLE HOMES

Solutions to the rental affordability crisis require a joint effort and a bold approach from Commonwealth and State governments.

Commonwealth:

- Ensure a liveable income above the poverty line for all Australians, including raising the rate of income support to $82 per day and improving the minimum wage settings.
- Reinstate the NRAS, or create a state-based equivalent, to increase the supply of affordable rentals available to low and moderate-income tenants.
- Reform CRA by redirecting the CRA payment to increase working-age income support payments, as most income support recipients do not benefit from the CRA. If CRA is retained, the payments should be indexed to rental prices instead of inflation, and eligibility to access assistance be broadened.
- Implement a fair tax system that gradually decreases the Capital Gains Tax discount over the next ten years. Additionally, consider using negative gearing to promote investment in social housing, or potentially restrict its application to a select number of properties within a portfolio.

State:

- Reform the Residential Tenancies Act 1987 (WA) to:
  - Stop tenants being evicted without a valid reason and end no-grounds evictions.
  - Extend legal protection to boarders and lodgers.
  - Establish a rent stabilisation or capping mechanism.
- Continue the WA Rent Relief Program until the rental market vacancy rate is balanced between 2.5% and 3.5%.
- Establish a WA Housing Future Fund by setting aside $1 billion of the state's surplus in perpetuity, using annual returns to fund new builds.

Both:

- Set a social housing target of 6% of total housing stock.

ACCESS TO APPROPRIATE HOMES

State:

- Introduce minimum standards for rental properties, house structure, facilities, health, safety and privacy.
- Ensure public, social and private rental housing in Western Australia accommodates climate change, including minimum efficiency standards to mitigate extreme weather-related health risks and reduce energy costs for tenants.
- Sign the National Construction Code 2022 so every new build meets minimum accessibility standards.

Both:

- Expand crisis, transitional and supported accommodation options for people living with complex needs, particularly in regional, rural, and remote areas with programs like Housing First approaches, Youth Foyers and Aboriginal community-controlled organisations.



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