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From: "Property Mailbox" <Property@powerlink.com.au>
Sent: Thu, 19 Dec 2024 14:27:32 +1000
To: "Emma Staines" <Emma.Staines@braziermotti.com.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Property Mailbox" <property@powerlink.com.au>
Subject: Powerlink Response to DA5845.2: MCU24/0117 - Referral Agency (Advice) - 182 Shaw Road, Shaw - 26700-342-01
Attachments: Referral Agency Response for DA5845.2.pdf

Our Ref: DA5845.2

Property Descriptions: 5001 on SP349172

Property Address: 182 Shaw Road, SHAW, QLD 4818

Council Ref:

Dear Estelle,

We refer to Development Application for RoL received on 28 November 2024 for Powerlink's consideration.

Please find attached Powerlink's response. Should you have any queries in this regard please contact our Property Team on 3898 4090 or property@powerlink.com.au

Regards,

Ashleigh Young

Property Services Team

Powerlink Queensland | powerlink.com.au |    
33 HAROLD STREET VIRGINIA QLD 4014 | PO Box 1193 Virginia QLD 4014
T (07) 3898 4090 | E property@powerlink.com.au



SAFE FOR LIFE
Everyone. Everywhere. Everyday.

From: Emma Staines <Emma.Staines@braziermotti.com.au>
Sent: Thursday, 28 November 2024 11:30 AM
To: Property Mailbox <Property@powerlink.com.au>
Subject: MCU24/0117 - Referral Agency (Advice) - 182 Shaw Road, Shaw - 26700-342-01

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Please find attached Confirmation Notice from Townsville City Council relating to a Development Application for which Powerlink are nominated as a referral agency (advice only).

The application material can be accessed via the link below.

[Download here.](#)

If you require any further information, please do not hesitate to contact our office.

Kind regards,



Emma Staines
Town Planner

P 07 4772 1144

595 Flinders Street
Townsville Q 4810

braziermotti.com.au



Thank you for your ongoing support in 2024. Please note our office will be closing on Friday the 20th of December and reopening on Monday the 6th of January 2025. We wish you well over the break and look forward to supporting you in the year ahead. Merry Christmas and Happy New Year!

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Our Ref.: DA5845.2
MSLink/s: 3207640
Council Ref.: MCU24/0117 and RAL24/0075

19 December 2024

Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Parkside Development C/- Brazier Motti Pty Ltd
595 Flinders Street
TOWNSVILLE QLD 4810

Via Email: Emma.Staines@braziermotti.com.au & developmentassessment@townsville.qld.gov.au

Attention: Estelle Trueman

Dear Estelle,

Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Alan Sherriff – Yabulu South - Townsville (132kV) GT Transmission Line Corridor
Easement ID	E on SP175714 (Dealing No.709012260) F on SP175715 (Dealing No.709012260)
Location Details	
Street address	182 Shaw Road, SHAW, QLD 4818
Real property description	Lot 5001 on SP349172
Local government area	Townsville City Council
Application Details	
Proposed development:	Preliminary Approval for Reconfiguring a Lot (Precinct 5 – Greater Ascot) and Development Permit for Reconfiguring a Lot (One Lot into 64 Lots, Balance Land and New Road).
Approval sought	Development Permit

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2017*, Powerlink Queensland is a Referral Agency (Advice) for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **reconfiguring a lot** – all or part of the lot is subject to a transmission entity easement which is part of the transmission supply network (Table 1 1(a))

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Precinct Plan – Precinct 5	Brazier Motti	29/10/2024	26700/308 B	-

Powerlink Queensland, acting as a Referral Agency (Advice) under the Planning Regulation 2017 provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact the Property Management Team on (07) 3898 4090 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely



For: Laura Donaldson

PROPERTY MANAGEMENT TEAM LEADER

Enclosures:

- Annexure A
- Attachment 1
- Attachment 2
- Submitted Plans

ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink’s consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

7. EASEMENTS

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

11. GROUND LEVEL VARIATIONS

Overhead Conductors

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: www.arpansa.gov.au Information on EMF is also available on the ENA's website: www.ena.asn.au

ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved, and electrical safety requirements are met.
3	Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved, and electrical safety requirements are met. To ensure the integrity of the easement is maintained.

Advice to Council and the Applicant

1. Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
2. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Easement Maintenance Service Provider (Ergon Energy – Peter Gorrie – ph 0417 199 931 to formalise unrestricted 24-hour access arrangements.

3. Compliance with the Electrical Safety Act 2002 including any Code of Practice under the Act and the Electrical Safety Regulation 2013 including any safety exclusion zones defined in the Regulation.

In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **132,000-volt** wires and exposed electrical parts.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to property@powerlink.com.au

ATTACHMENT 2- ASSESSED PLANS

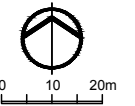
PRECINCT PLAN - PRECINCT 5

Lots 5100-5163

Cancelling Lot 5001 on SP349172

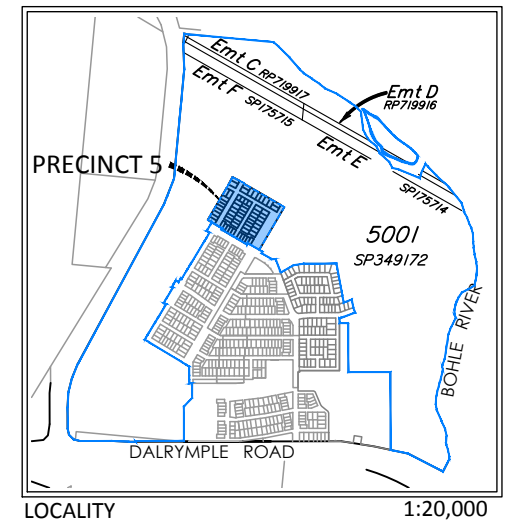
DATE ASSESSED:

18/12/2024



STAGE ANALYSIS	STAGE 501	STAGE 502
Stage Area	2.36 ha	2.36 ha
Lot Type	No.	No.
T3-E	5	7
T3 - E ZERO	3	16
T4-D	18	15
Total Lots	26	38
Average Lot Area	467m ²	452m ²
Length of New Road	547m	396m

1.0m contour
0.5m contour



Type	T3 - E Zero	T3 - E	T4 - D
Lot Access	House, Front Loaded	House, Front Loaded	House, Rear Loaded
Lot Access	Front	Front	Rear*
Lot Depth (Min)	25m (20m where 15m width proposed)	25m (20m where 15m width proposed)	25m
Lot Width (Min)	10.0m	12.5m	10.5m
Site Coverage	May exceed 50% in response to Code Requirements, but no more than 60% Site Coverage	50% Max	May exceed 50% in response to Code Requirements, but no more than 65% Site Coverage
Setback Front Ground (min) and Upper(min)	3.5m	3.5m	3.0m
Setback Front Upper (min)	3.5m	3.5m	4.5m
Setback Front Garage	6m and 1.5m minimum behind front of dwelling ++	6m and 1.5m minimum behind front of dwelling ++	N/A
Setback Principal Side Ground (min)	0m and 2.1m	QDC	QDC
Setback Principal Side Upper (min)	0m and 2.1m	QDC	QDC
Setback Road / Road Corner (min) (lane exempt)	2m	2m	2m
Setback Principal Rear (min)	3m	3m	3m
Outbuilding # (Carport/Garage) Width (max from outside wall)	N/A	N/A	6.2**
Outbuilding # (Carport/Garage) and Residential over Outbuilding Setback to Lane	N/A	N/A	0-1.0m
Outbuilding (Shed) Depth (max)	9m	9m	N/A
Outbuilding (Shed) Width (max)	Lesser of 50% of rear boundary or 9m	Lesser of 50% of rear boundary or 9m	N/A
Outbuilding (Shed) Rear Setback	0-1.0m	0-1.0m	N/A
Outbuilding (Shed) Side Setback	Zero if Lot 12.5m wide. As per Principal setback if Lot >12.5m wide	Zero if Lot 12.5m wide. As per Principal setback if Lot >12.5m wide	N/A
Floor Height Principal (min)	400mm	400mm	400mm
Maximum Storeys	2 Storeys	2 Storeys	2 Storeys
Private Open Space (min) (may be covered)	4mx4m	4mx4m	4mx4m
Parking (min)	Two (2), one of which must be covered	Two (2), one of which must be covered	Two (2), one of which must be covered

Setback Principal Side Ground T3-E-Zero

NOTES:

#Outbuilding (Carport / Garage)

- The balance of the lot boundary adjacent to the outbuildings where located along a road reserve (including lanes) must remain open with no additional structures permitted along that boundary (excluding boundary fencing which allows airflow through the barrier)

++ An Alternative to 1.5m min from dwelling may be permitted, subject to Parkside approval at time of Covenant Approval.

** 35% venting to garage doors for lots less than 12.5m unless outbuilding walls include a total of at least 4m² capable of being opened, for example fixed or moveable louvres/grills, sliding doors, with openings in at least two walls to allow cross ventilation.

General

- As defined in the Plan of Development, 'Principal' refers to the Residential Building that accommodates the primary use of the site. It excludes Outbuildings which are detached from the Carports, Garages and Sheds.

- Access to Residential over an Outbuilding, if to the side of the Outbuilding, is to be via an open stairwell except for lots where on the corner of a road with a road/lane access to Residential over an Outbuilding, if to the front of the Outbuilding, is to be via an open stairwell for lots less than 12.5m wide for lots equal to 12.5m in width or greater, the stairwell may be enclosed.

- This plan must be read accordance with the approved reconfiguration plans.

* Where lot has a side boundary presenting to a lane, the option is available to have access to the street. Where this option is taken, all provisions of T3-E apply.

Date:	29th October, 2024	A2
Scale:	1:1000	
Drawn:	MJM	
Job No:	26700/352-01	
Plan No:	26700/308 B	

braziermotti.com.au

SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
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