

**From:** "Property Mailbox" <Property@powerlink.com.au>  
**Sent:** Fri, 27 Sep 2024 13:56:53 +1000  
**To:** "Jeff Smith" <jvsplanning@gmail.com>  
**Cc:** "TCC Enquiries" <TCC-Enquiries@townsville.qld.gov.au>  
**Subject:** RE: Referral of Development Application, MCU24/0084 - 75 Bougainville Street, ROSENEATH  
**Attachments:** 20240927 Referral Agency Response DA5907.pdf

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This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

**Our Ref:** DA5907

**Real Property Description:** Lot 1 on RP742982

**Property Address:** 75 Bougainville Street, ROSENEATH

**Council Ref:** MCU24/0084

Dear Jeff

We refer to your Application for MCU, received on 6 September 2024 for Powerlink consideration.

Please find attached Powerlink's response. Should you have any queries in this regard please contact our Property Team on 3866 1313 or [property@powerlink.com.au](mailto:property@powerlink.com.au)

Kind regards,

**Karen Godfrey**

Property Advisor

Powerlink Queensland | [powerlink.com.au](https://powerlink.com.au) |   

33 HAROLD STREET VIRGINIA QLD 4014 | PO Box 1193 Virginia QLD 4014

E [karen.godfrey@powerlink.com.au](mailto:karen.godfrey@powerlink.com.au)



**SAFEFORLIFE**  
Everyone. Everywhere. Everyday.

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**From:** Jeff Smith <jvsplanning@gmail.com>  
**Sent:** Friday, September 6, 2024 10:36 AM  
**To:** Property Mailbox <Property@powerlink.com.au>  
**Subject:** Referral of Development Application

You don't often get email from [jvsplanning@gmail.com](mailto:jvsplanning@gmail.com). [Learn why this is important](#)

**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.

Hi

Please find the attached application lodged with Council requiring referral to Powerlink. I would be grateful if you could provide the fee for referral to enable it to be properly referred and payment methods.

Kind regards

Jeff

--

Jeff Smith

JVS Planning

[E:jvsplanning@gmail.com](mailto:E:jvsplanning@gmail.com)

Ph:0428136814



27 September 2024

**Our Ref:** DA5907  
MSLink102275

Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

JVS Planning  
8 Nugent Court  
KIRWAN QLD 4817

Via Email: [enquiries@townsville.qld.gov.au](mailto:enquiries@townsville.qld.gov.au)  
Attention: Assessment Manager, Planning and Development  
Application: MCU24/0084

Dear Sir/Madam,

#### Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Ross-Townsville South Final Corridor (132kV)
Easement ID	Easement M on RP881609 – (Dealing number – 700914778)
Location Details	
Street address	75 Bougainville Street ROSENEATH
Real property description	Lot 1 on RP742982
Local government area	Townsville City Council
Application Details	
Proposed development:	Material Change of Use - High Impact Industry - Green Waste and Mulch Storage
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 **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 2 1b)

#### 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**

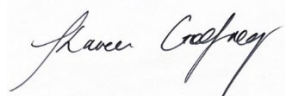
Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Site Usage Plan	C&B Designs	19.08.2024	Preliminary Issue – Sheet 1	P1
Part Site Contour Plan	C&B Designs	19.08.2024	Preliminary Issue – Sheet 2	P1

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) 3866 1313 or via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely



For: Peter Hornburg

**PROPERTY MANAGEMENT TEAM LEADER**

## 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	Stockpiling of green waste, mulch or other material is not permitted on easement M/RP881609 that includes electrical transmission lines and associated infrastructure.	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.
2	VEHICLE HAULAGE ACTIVITY. No tipping or unloading of material shall occur within Powerlink's Easement (M/RP881609).	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	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.
4	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.
5	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.
6	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. This response **does not constitute an approval to commence any works within the easement**. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; street lighting, filling and excavation, underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.

2. 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 **three (3) metres** from the **132,000-volt** wires and exposed electrical parts.

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.

## **ATTACHMENT 2 – ASSESSED PLANS**



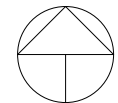


1

# SITE USAGE PLAN

1 : 2000 AT A3 SHEET SIZE

APPROXIMATE  
NORTH



PROJECT ISSUE & DESCRIPTION  
P1 - PRELIMINARY ISSUE - 19-08-2024

NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.  
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO  
THE COMMENCEMENT OF ANY CONSTRUCTION.



ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
SITE PLANS  
CLIENT:  
CHOP N CHIP

SITE:  
75 BOUGAINVILLE STREET  
ROSENEATH

**PRELIMINARY**

DATE:	19/08/2024 2:18:44 PM
DRAWN:	B.W.
SCALE:	As indicated
SHEET No.	1
CLIENT JOB NO.	

JOB NO.  
24-275





# 1 PART SITE CONTOUR PLAN

1 : 1000 AT A3 SHEET SIZE



PROJECT ISSUE & DESCRIPTION		NOTES:		PROJECT:		SITE:		PRELIMINARY	
P1 - PRELIMINARY ISSUE - 19-08-2024		THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199		75 BOUGAINVILLE STREET ROSENEATH		DATE:	19/08/2024 2:18:45 PM
								DRAWN:	B.W.
								SCALE:	As indicated
								SHEET No.	2
								CLIENT JOB NO.	JOB NO. 24-275



## **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.

## **ANNEXURE A – GENERIC REQUIREMENTS**

### **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.

## ANNEXURE A – GENERIC REQUIREMENTS

### 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](http://www.arpansa.gov.au) Information on EMF is also available on the ENA's website: [www.ena.asn.au](http://www.ena.asn.au)



## **ANNEXURE B**

### **SPECIFIC CONDITIONS APPLICABLE TO CONTROLLED ACTIVITIES (OVERHEAD AND UNDERGROUND TRANSMISSION EASEMENTS)**

#### **B.17 DUST**

- Excessive quantities of dust shall not be generated.
- In the event where the generation of dust is likely, appropriate mitigation controls should be considered.
- Due to the high frequency of vehicle movements crossing electrical easements a copy of the dust suppression / mitigation process that is to be implemented on site is to be provided prior to commencement of use.

*Inadequate dust suppression has the potential to cause outages on the network. Dust deposits, combined with certain seasonal and atmospheric conditions, can create a conductive surface that will flash over the insulator tripping the network, and causing an outage. As such, any works that have the potential to generate dust must meet the following requirements:*

- The proponent must ensure that there is sufficient dust suppression on site. This can include water trucks, or dust suppression coatings.
- Any costs associated with outages and/or remediation to correct the construction dust impact (e.g. helicopter insulator washing, damaged insulator replacement) that are caused by dust arising from construction activity on site will be responsibility of the proponent.
- Should Powerlink require dust monitoring, it must be done in accordance with IEC 60815 : 1.0 – Guide for the selection of insulators in respect of polluted conditions.

#### **B.18 CULTURAL HERITAGE**

- In the event of a Cultural Heritage survey being carried out, Powerlink requires that information relating to the discovery of Cultural heritage material during survey or construction and any subsequent action taken or recommended to taken, be disclosed to Powerlink.

#### **B.19 DECLARED PESTS**

- All vehicles and equipment shall be free of declared pests, weed seed, and mud before entry to, and egress from, Powerlink transmission corridors and sites.

#### **B.22 APPROVALS SUBJECT TO SPECIFIC CONDITIONS**

- All operational works approval conditions shall be communicated to all parties performing the works.
- A copy of the approval letter should be held on site whilst the works are being performed. Powerlink reserves the right to stop works on site if a copy of the approval letter is not produced on request.