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ergon.com.au

01 July 2025

Chief Executive Officer
City of Townsville

Attention: Taryn Pace

Via email: developmentassessment@townsville.qld.gov.au

cc Opulence Builders Group
c/- Northpoint Planning
Attention: Meredith Hutton
Via email: hello@northpointplanning.com.au

Dear Sir/Madam,

Ergon Advice Agency Response
Our Ref: ECM 25182680-25182691
Applicant Ref: NP24.257

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response	
Outcome	Approved in full - subject to conditions
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the <i>Electricity Act 1994</i> and <i>Electricity Safety Act 2002</i>
Reasons for decision (S56(7)(b))	<p>The works do not conflict with:</p> <ul style="list-style-type: none">the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i>the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 & 5. <p>The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.</p>

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www.ergon.com.au/referralagency

Development Details	
Applicant	Opulence Builders Group
Assessment Manager	City of Townsville
Council Application No.	MCU25/0006
Street Address	12-14 Waverley Lane, Douglas QLD 4814 237-239 Riverside Boulevard, Douglas QLD 4814
RPD	Lot 999 SP 159422; Lot CP SP 177536
Development Type	Material Change of Use for Multiple Dwelling (34 Units)
Referral Trigger	<input type="checkbox"/> Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises within 100m of a substation site or subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network
Impacted Electrical Infrastructure	Easement D on SP169641 & Easement C on SP169640 – U/G 11kV Cable (ID: PA-04) & Low Voltage Cables

Ergon provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016*:

Component of Development	Advice Agency direction
MCU	<input type="checkbox"/> S56(1)(b)(i) – approval subject to stated development conditions

In accordance with Section 56(1) should the Assessment Manager decide to approve the proposed Development Application, as an Advice Agency, Ergon requires that the assessment manager impose the below conditions. These conditions have been imposed in response to the matters prescribed under Section 55 (2) of the *Planning Act 2016*.

Table 1			
Plans forming part of this Approval			
Title	Plan No.	Issue	Date
Site Plan	23-013 – Sheet sk_04	1	07/02/2025

Table 2			
Condition		Timing	Purpose/Reason
1	Carry out the approved development generally in	At all times	To ensure the development is

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	<p>accordance with the approved plans and documents outlined within Table 1 of this approval and the following:</p> <ul style="list-style-type: none"> ▪ The specifications, facts and circumstances as set out in the development application submitted to Ergon; and ▪ Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written conditions prevail 		carried out generally in accordance with the plans of development submitted within the application
2	Any alterations to the plans and document(s) identified within Table 1 of this response are to be resubmitted to Ergon for comment	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
3	Comply with the terms of Easement D on SP169641 and Easement C on SP169640.	At all times	To ensure the safety and operation of Ergon's assets are maintained.

General Advice:

- 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 is mandatory

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Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Ergon.

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
- This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergon's Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Ergon's document library ([Document library | Ergon](#)).

Should you require any further information on the above matter, please contact Harriet Veal on 0427 293 604 or via email at townplanning@ergon.com.au.

Yours faithfully,

Harriet Veal

Harriet Veal
Town Planner

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