

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	<i>To be maintained at all times</i>

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Proposed Lots 1, 2 and 3 Cancelling Lot 1 on SP273456	Milford Planning	M2418-SK-01, Issue A	14/04/2025

Condition 2 - grant easements		Timing
2.1	Retain on the plan of subdivision, all easements or reserves required by Powerlink, Ergon Energy or other public utility entity for access to, or for the provision of, essential services. <i>Note:</i> <i>With respect to the Ergon Energy and Powerlink easements:</i> • Access to and from the easements is to remain available at all times. • Ergon will require the developer / owner to supply and install gates suitable to Ergon's requirements, where fencing prohibits access to and along the easement area. • All existing easement conditions must be maintained. • Statutory clearances set out in the Electrical Safety Regulation 2013 must be maintained. No encroachment within the statutory clearances is permitted. • Compliance with the generic requirements of proposed works in the vicinity of Powerlink Queensland infrastructure (Enclosure 1) must be maintained.	<i>To be lodged with the Plan of Subdivision</i>
2.2	Register with the plan of subdivision, inter allotment drainage easement(s) over any constructed drainage works and natural concentrated flow paths.	<i>To be lodged with the Plan of Subdivision</i>
2.3	Register with the plan of subdivision, any necessary surrender of existing easements and/or leases in connection with the subdivision.	<i>To be lodged with the Plan of Subdivision</i>
2.4	The extent and location of easements, reserves and surrenders required in condition 2.1, 2.2, and 2.3 will, as far as possible, be determined prior to lodgement of the Plan of Subdivision.	<i>As indicated</i>

Condition 3 – access		Timing
3.1	Direct access is not permitted between Lot 1 and Flinders Highway.	<i>At all times</i>
3.2	Direct access is not permitted between Lot 2 and the Bruce Highway.	<i>At all times</i>
3.3	Direct access is not permitted between Lot 3 and the Flinders Highway.	<i>At all times</i>

Condition 4 - inspection		Timing
4.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

Condition 5 – complaints		Timing
5.1	Record all complaints received relating to the development in a register that includes, as a minimum: (a) date and time when complaint was received (b) complainant's details including name and contact information (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.	<i>At all times</i>
5.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
5.3	Provide an up to date copy of the register to the Coordinator-General as part of a request for the approval of the plan of subdivision.	<i>As indicated</i>
5.4	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 6 – stormwater drainage		Timing
6.1	Achieve no-worsening and no actionable nuisance in terms of stormwater quantity and stormwater quality to adjacent properties and the state-controlled road. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
6.2	Any future owners of the property must be notified of the ongoing requirements for stormwater management on the lots, including: (a) Provide the discharge of stormwater drainage flows to a legal point of discharge. (b) Design and construct drainage works in accordance with the latest edition of the Queensland Urban Drainage Manual and healthy waters code of the Townsville City Plan prior to the commencement of any site works. (c) Submit to the Coordinator-General and Townsville City Council prior to the commencement of any site works, certification from a qualified and experienced Registered Professional Engineer of Queensland (RPEQ) that stormwater drainage achieves the prescribed outcomes in accordance with the healthy waters code of the Townsville City Plan.	<i>As indicated and ongoing</i>

Condition 7 - repair of damage		Timing
7.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to submitting the Plan of Subdivision</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the reconfiguring of a lot (1 lot into 3 lots) in the Townsville State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Connection to services

A copy of the SDA approval and the approved water reticulation design must be submitted to Townsville City Council with the appropriate application form for connection to Townsville City Council's water supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

A copy of the SDA approval and the approved sewer reticulation design must be submitted to Townsville City Council with the appropriate application form for connection to Townsville City Council's sewer supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

Infrastructure charges

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is contained in Enclosure 2 for your information.

Outstanding charges or expenses applied to the use, including infrastructure charges will be levied by Townsville City Council as part of a future development approval for building works as permissible under the *Planning Act 2016*.

Electrical Safety

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. 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 or Powerlink.

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).

Works in easement

This response does not constitute an approval to commence any works within an 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 or Powerlink.

Any costs incurred by Ergon as a result of works on the easement are to be met by the property Developer / owner.

Access to easement

If it is envisaged that there will be any interference or alteration to current easement access arrangements prior, during or after the completion of works, the Easement Maintenance Service Provider (Ergon Energy – Peter Gorrie – Ph: 0417 199 931) must be contacted to formalise unrestricted 24-hour access arrangements.

Future works – constraints

Proposed Lots 1 and 2 are constrained by a 60m and 45m wide infrastructure corridors that include the Townsville South – Townsville East No.2 Corridor and Mt Stuart Tee Connection Corridor. Future development footprints and operational work must ensure the integrity, safety and operational efficiency of this high voltage network is maintained. To minimise adverse impacts on the high voltage electrical network and corridors future industrial development should be designed and located to:

- Ensure that any structures, awnings or buildings are not located on electrical easements.
- Avoid or minimise additional filling on electrical easements that would reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and Electrical Safety Regulation 2013.
- Ensure loading and unloading areas, loading docks, refuse collection areas and standing areas for heavy vehicles are well separated from the electrical easements to minimise the risk of cranes, loading activity and heavy vehicles encroaching statutory exclusions zones or coming in contact with overhead lines causing death or serious injury.
- Avoid any storage of hazardous, dangerous or flammable goods on or close to the electrical easements.
- Facilitate internal vehicular access ways that do not run parallel to or underneath overhead powerlines
- Avoid any storage areas that could enable stockpiling of goods, materials, or equipment within 20m of transmission towers.
- Ensure that existing access tracks (located on or off electrical easements) that are removed by the development footprint are re-provided on site to a standard acceptable to Powerlink.

Planned upgrades

The Department of Transport and Main Roads (DTMR) has identified that road network upgrades and new service roads are required within the Townsville State Development Area to improve freight access and safety between key destinations including the Port of Townsville, Flinders Highway and the Townsville State Development Area. In protecting the approved planning, DTMR aims to ensure that affected landowners are kept informed of any planned upgrade, including relevant project timing. **Enclosure 3** shows the indicative alignment of proposed services roads and that your property is affected by this planned upgrade. However, at the current time, the proposed upgrade remains in the planning phase and the department has no timeframe or committed funding for its design or construction.

For further information regarding the planned upgrade, please contact the Department of Transport and Main Road's Customer and Stakeholder Management team on 1800 625 648 or email engagement.northern@tmr.qld.gov.au.

Cultural heritage – duty of care

Where items of archaeological importance are identified, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Enclosure 1 - generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure

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 sort.

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

Enclosure 2 – Townsville City Council Infrastructure Charges Notice



Infrastructure Charges Notice

Townsville City Council

To:	Office of the Coordinator General of Queensland 25B Seaforth Drive Valla Beach NSW 2448	Notice Date:	25 Aug 2025
		Issue Date:	27 Aug 2025
		Infrastructure charges notice number:	ICN-002023
		Application reference:	CAR25/0403
Type of approval:	Concurrence Agency Response		
Description:	Affected Entity Response Notice to OCG associated with AP2025/004 (SDA Reconfiguring a lot (1 Lot into 3 Lots))		
Charges Resolution:	Infrastructure Charges Resolution - 1 July 2025		
Premises to which the levied charge applies	Primary site address: 37839 Bruce Highway, Stuart QLD 4811 Real property description: Part Lot 1 SP 273456 & Part Lot 1 SP 273456 & Part Lot 1 SP 273456		
About this notice	The Council has decided to give an Infrastructure Charges Notice, which states a levied charge the details of which are stated below, for the development of the premises that is the subject of the development approval.		
Applicable levied charge	Applicable levied charge		\$72,295.66
Infrastructure charges notice advice	Infrastructure Agreements: If an Infrastructure Agreement applies to this development, to the extent of any inconsistency, the Infrastructure Agreement applies instead of the Infrastructure Charges Notice.		
Charges reductions	No charges reductions apply.		
Other adjustments	No other adjustments apply.		

Cost of trunk infrastructure for offset or refund	No offsets or refunds for trunk infrastructure apply.
How the levied charge was worked out	Details of how the applicable levied charge and any charges reductions, other adjustments, and the cost of trunk infrastructure for offsets and refunds have been worked out are provided in the detailed calculations section of this Infrastructure Charges Notice.
Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with Council's infrastructure charges resolution and the <i>Planning Act 2016</i> .
Date levied charge is payable	Under Section 122 of the Planning Act 2016 (the Act), infrastructure charges are payable. Note that once payment is due, a levied charge is, for the purpose of recovery, taken to be rates of the Council under section 144 of the Planning Act 2016. A notation will be placed on the premises in Council's Property database that will be discoverable by prospective purchasers that a levied charge is outstanding. This will be removed once full payment is received. Overdue infrastructure charges will attract a general interest charge at a rate of 12.35% per year from the due date of the infrastructure charges until either payment is received in full or legal recovery commences.
Making a payment	Before paying the levied charge you must request an invoice showing the total levied charge payable at the time of payment including any automatic increase.
Appeal rights	If you are dissatisfied with this Infrastructure Charges Notice, under Section 229 (3) (d) of the <i>Planning Act 2016</i> you may appeal against an Infrastructure Charges Notice within twenty (20) business days after receiving the Notice.

Calculation Details

Infrastructure charges notice number: ICN-002023
Application reference: CAR25/0403
Type of approval: Concurrence Agency Response
Applicable resolution: Infrastructure Charges Resolution - 1 July 2025

1. How the levied charge was worked out

Development

Land Use	Development Unit	Proposed Development	Existing Development	Net Development
Vacant lots	Lot	3	1	2

Applicable levied charge

Land Use	Development Unit	Net Development	Adopted Charge Rate \$/unit	Charge \$
Adopted rate				
Vacant lots	Lot	2	\$36,147.83	\$72,295.66
Applicable levied charge				\$72,295.66

2. How the charges reduction and other adjustments were worked out

No charges reductions apply.

No other adjustments apply.

Enclosure 3 – Townsville State Development Area Road Planning

