

Date >> 28 August 2012

Attn: Steve Hardy  
Manager Property Major Construction  
Ergon Energy Corporation Limited  
PO Box 308  
ROCKHAMPTON QLD 4700

TOWNSVILLE CITY COUNCIL  
ADMINISTRATION BUILDING  
103 WALKER STREET

PO BOX 1268, TOWNSVILLE  
QUEENSLAND 4810

TELEPHONE >> 07 4727 9001  
FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au  
www.townsville.qld.gov.au

## **DEVELOPMENT APPLICATION DECISION NOTICE**

*Sustainable Planning Act 2009 (SPA)*  
Your Reference/Contact >> Scott Bennett

The Development Application for **Development Permit – Material Change of Use (Impact) (MI12/0010) Major Utility (Ergon Energy Depot)** was assessed and **APPROVED SUBJECT TO CONDITIONS**. The decision was made on **24<sup>th</sup> August 2012**.

The following schedule provides all the relevant details.

- 1. Applicant details**  
Name and address  
Ergon Energy Corporation Ltd  
C/- Lend Lease  
GPO Box 2479  
BRISBANE QLD 4000
- 2. Owners details**  
Name and address  
North Queensland Electricity Corporation  
PO Box 1090  
TOWNSVILLE QLD 4810
- 3. Property description**  
Assessment number  
Property address  
Legal description  
1038001  
34-46 Dalrymple Road (Main) GARBUTT  
Lot 426 EP 1005, Lot 285 SP 101947 & Lots 1 & 2  
RP 736009
- 4. Application details**  
Application number  
Assessing officer  
Approval applied for  
Development type  
Description  
Assessed under  
MI12/0010  
Michael Sorbello  
Development Permit  
Material Change of Use (Impact)  
Major Utility (Ergon Energy Depot)  
Townsville City Council City Plan 2005
- 5. Decision Notice History**  
Original Decision Decided  
24<sup>th</sup> August 2012

## PLANNING AND DEVELOPMENT

### DEVELOPMENT ASSESSMENT



**6. Deemed approval**

The application has not been deemed to be approved under s.331 of the *Sustainable Planning Act 2009*.

**7. Conditions**

Assessment manager's conditions (Refer to attached Schedule of Conditions).

**8. Further development permits required for this development**

Development Permit - Building Work

Development Permit - Operational Works

**9. Referral agencies**

Concurrence agency >>

Department of Transport and Main Roads  
PO Box 1089  
TOWNSVILLE QLD 4810

Concurrence agency >>

Administration Officer  
Permit and Licence Management  
Implementation and Support unit  
Department of Environment & Heritage  
Protection  
GPO Box 2454  
BRISBANE QLD 4001

Advice agency >>

Powerlink Queensland  
PO Box 1193  
VIRGINIA QLD 4014

**10. Submissions**

There were no properly made submissions about this application.

**11. Conflict with a relevant instrument**

The assessment manager does not consider that this decision conflicts with a relevant instrument.

**12. When approval lapses**

Section.341 of the *Sustainable Planning Act 2009* establishes when an approval lapses.

**13. Rights of appeal**

Attached is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights.

### **Appeals by applicants**

An applicant for the development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application;
- any conditions of a development approval, another matter stated in a development approval and the identification or inclusion of a code under s.242 of the *Sustainable Planning Act 2009*;
- the decision to give a preliminary approval when a development permit was applied for;
- the length of a period mentioned in s.341;
- a deemed refusal of the development application;

The timeframes for starting an appeal in the Planning and Environment Court are set out in s.461(2) of the *Sustainable Planning Act 2009*.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, refer to the *Sustainable Planning Act 2009*, chapter 7, part 2.

Should an applicant not wish to appeal or make written representations in accordance with s.361 of the *Sustainable Planning Act 2009*, the applicant may provide council with a written statement advising agreement with the decision notice and subsequently waiving the rights of appeal. This action will result in the finalisation of the applicant's appeal period.

Yours faithfully



**For Assessment Manager**

Planning and Development

**Encl.**



## DEVELOPMENT PERMIT

### MATERIAL CHANGE OF USE MAJOR UTILITY (ERGON ENERGY DEPOT)

#### SCHEDULE OF CONDITIONS

#### 1. Site Layout

- a) The proposed development must generally comply with drawing(s) as referenced in the table below and attached as stamped "Approved Subject to Conditions", except as otherwise specified by any condition of this approval.

DRAWING NAME	DRAWING No.	REVISION No.	SUBMITTED AND DATE STAMPED
Cover Sheet & Drawing List	DA000	-	9 March 2012
Concept Layout Site Plan	DA004	R3	9 March 2012
Artist Impressions	DA006	-	9 March 2012
Artist Impressions	DA007	-	9 March 2012
Artist Impressions	DA008	-	9 March 2012
Landscape Concept Safety and Movement	DA1050	B	10 February 2012
Landscape Concept Sustainability and Natural Environment	DA1051	B	10 February 2012
Landscape Concept Landscape Plan Detail	DA1052	A	10 February 2012
Building 1 & 2 Proposed Ground Floor Plan	DA102	R1	9 March 2012
Building 1 & 2 Proposed First Floor Plan	DA103	R1	9 March 2012
Building 1 & 2 Plant Floor Plan	DA104	R1	9 March 2012
Building 1 & 2 Roof Plan	DA105	-	9 March 2012
Building 1 & 2 North Elevations	DA106	R1	9 March 2012
Building 1 & 2 East Elevations	DA107	-	9 March 2012
Building 1 & 2 South Elevations	DA108	R1	9 March 2012
Building 1 & 2 Sections	DA109	-	9 March 2012
Building 3 Proposed Floor Plans	DA201	R1	9 March 2012
Building 3 North & East Elevation	DA202	-	9 March 2012
Building 3 South & West Elevation	DA203	-	9 March 2012

Building 3 Sections	DA204	-	9 March 2012
Building 4 Ground Floor Plan	DA300	R1	9 March 2012
Building 4 Mid Mezzanine Floor Plan	DA301	R1	9 March 2012
Building 4 Top Mezzanine Floor Plan	DA302	R1	9 March 2012
Building 4 Existing Elevations	DA303	-	9 March 2012

- b) The proposed development must comply with all conditions of this approval prior to commencement of the use.
- c) The proposed development must comply with all Planning Scheme requirements as applying at the date of this application, except as otherwise specified by any condition of this approval.

**2. Amalgamation of Allotments**

The developer must amalgamate Lot 426 on EP 1005, and Lot 1 and 2 on RP 736009 into a single parcel. The survey plan must be registered, in accordance with the *Land Title Act 1994*, prior to the commencement of the use.

**3. Building Materials**

All buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective quality which does not cause excessive glare.

**4. Signage**

Prior to the issue of a Development Permit for Building Works, the developer must submit to Council for approval plans of any signage to be associated with the use. Details must include the location of the signage, construction materials, size of the sign and graphic content. Approved signs must be maintained to the satisfaction of Council.

**5. Storage of Materials and Machinery**

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved by Council.

**6. Storage**

Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare. Any storage on site is required to be screened from view from all roads.



## **7. Site Appearance**

The site is to be kept in a clean and tidy condition at all times to the satisfaction of Council.

## **8. Protection of Operational Airspace**

- a) Permanent or temporary physical obstructions must not adversely affect operational airspace such as activities associated with the proposed use or its construction, (including cranes) must not involve transient intrusions above 15 metres.
- b) Emissions must not significantly affect air turbulence, visibility or engine operation in operational airspace such as gaseous plume at a velocity exceeding 4.3 metres per second or smoke, dust, ash or steam.
- c) Any activity on the subject land must not emit anything that may interfere with current or proposed electronic air navigation or communications systems.
- d) Any proposed site lighting, including street lighting, car parking lighting and advertising or business sign lighting must be installed such that it does not project light spillage above the horizontal plane or beyond the subject site to protect the integrity of the Townsville Airport night lighting system and ensures that adjoining sites and roads are not affected.

## **9. Lighting**

- a) The developer must ensure all internal and external lighting is fitted with shades and erected in a manner that ensures that adjoining premises and roads are not affected.
- b) Lighting must be provided in accordance with the *Australian/New Zealand Standard AS/NZS1158 Lighting for Roads and Public Spaces*.

## **10. Property Numbering**

Effective property numbers must be erected at the premises prior to the commencement of the use and be maintained to the satisfaction of the Council.

The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.

## **11. Screening of Plant and Utilities**

Plant and utilities including air-conditioners must be suitably screened from the street. Furthermore they must be provided with aesthetic screens prior to the commencement of the use and must be maintained thereafter to the satisfaction of Council.

## **12. Refuse Facilities**

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of the Industrial Uses Code, in accordance with *City Plan Policy 2 - Development Standards, Section 8 - Provision for Refuse Services*. In particular,

- a) The waste storage area is to be of sufficient size to house all waste containers. The developer must provide a storage area that is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.
- b) For a Council engaged service the minimum overhead clearance required for mobile garbage (wheelie) bin refuse collection is 4200mm. The minimum overhead clearance required for bulk bin refuse collection is 6500mm. Access for the collection of the bins is not to be impeded by any overhead obstructions such as trees, wires or other structures.
- c) All waste generated as a result of the demolition of existing building or structures, and construction of the premises is to be effectively controlled and contained entirely within the boundaries of the site before disposal. All waste is to be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
- d) Access roads and driveways must be designed and constructed to accept vehicle loadings of not less than G.V.M. 33 tonnes.

## **13. Relocation of Utilities**

The developer must be responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development at no cost to Council.

## **14. Car Parking**

- a) All car parking facilities, associated ramps and driveways must be constructed in accordance with Council Standards and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890 and must be maintained thereafter to the standard.
- b) The minimum car parking classifications for off-street carparking applicable to this development are as per Table 1.1 in AS/NZS 2890.
- c) The layout of the on-site car parking spaces must be designed to ensure that all vehicles entering and leaving the site may do so in a forward direction.
- d) The developer must provide a minimum of 500 car spaces including disabled parking on site in accordance with Australian/New Zealand Standard AS/NZ2890, unless otherwise approved by Council.



- e) The developer must erect signage indicating the location of the entry and exits to the car parks, specific use bays (eg. visitor, disabled, bus, taxi, bicycle, loading, etc.), as well as regulatory signs controlling movement within the car park.
- f) All exposed services provided within the car parking area must be suitably screened so as to conceal any unsightly elements. Details of such screening must be submitted to and approved in writing by Council prior to the issue of a Development Permit for Building Work.
- g) All signage and line marking for off-street car parking must comply with the requirements of AS/NZS2890 and AS1742 and associated standards.
- h) The applicant must consider the possible impacts on on-street parking bays at new access points along Dalrymple Road and ensure the same number of parking bays are provided on-street after the development.
- i) The eastern most access point on Woolcock Street will be used as vehicle entrance but vehicles will only be allowed to exit in an emergency.

#### 15. Stormwater Drainage

Prior to the issue of a Development Permit for Building Works, certification by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) of the following requirements must be provided so as to achieve. In particular:

- a) The development site must be graded so that it is free draining. All runoff from storms naturally falling into this development site (including roof runoff) must be collected within the property boundaries and discharged to the lawful point of discharge being Dalrymple Road/Woolcock Street or as agreed upon by Council.
- b) The developer must ensure that no ponding of stormwater occurs on adjacent allotments and that no stormwater formerly flowing onto their development site is diverted onto other neighbouring allotments.
- c) The developer must ensure that the post development discharge of stormwater from the subject land does not exceed pre-development peak flows.
- d) Overland flow paths and underground drainage must be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property.
- e) Following the completion of any works for the purposes of stormwater drainage, a stormwater drainage certificate from a Registered Professional Engineer of Queensland (RPEQ) must be submitted to and endorsed by Council. The stormwater drainage certificate must verify that the completed stormwater works associated with the proposed use has been constructed in accordance with the approved design.



## **16. Stormwater Quality Management**

The submitted Stormwater Quality Management Plan must be supported with a layout plan illustrating the locations of Rainwater Tank, Bio-retention systems, grassed Swale Drain, Grassed Buffer, and discharging points to the existing stormwater system. Details must be submitted to and be approved by council prior to the issue of a Development Permit for Building Work. Stormwater Quality Improvement Devices designed in accordance with WSUD principles for South East Queensland must be revised and updated as necessary to meet the Water Sensitive Urban Design - Stormwater Management for the Coastal dry Tropics Technical Design Guidelines.

## **17. Soil Erosion Minimisation, Sediment Control and Dust Control**

During the construction phase of this development the developer must be responsible for the installation and maintenance of adequate erosion and sediment control management. In particular,

- a) The contingent design, implementation and maintenance of measures must be provided in accordance with *City Plan Policy 2 – Development Standards*.
- b) During the construction and maintenance phases of this development the developer must be responsible for adequate mitigation measures being put in place for the suppression of dust so as not to cause a nuisance to neighbouring property.
- c) The developer must ensure that no sediment or litter be discharged from the site into stormwater. Stormwater inlet pits on and adjacent to the development in Dalrymple Road and Woolcock Street must be protected to prevent the entry of sediment and litter.

## **18. Landscaping**

- a) Prior to issue of a Development Permit for Building Works, a landscaping plan is required to be submitted to and be approved by Council as part of Operational Works against the applicable Landscaping Code and/or relevant approval.

The Landscape and Irrigation Design Plans must be prepared in accordance with the relevant sections of City Plan Policy 1 – Supporting Information - Section 9 – Landscape Plans. As part of the landscaping plan the following items are to be included:

- \* Shade trees to parking and other areas should be maximised to reduce heat island effects from hardstand areas.
- \* Street trees of a species selected for this section of road.

- \* Street tree species should be selected to limit overgrowth with overhead High Voltage transmission and distribution lines.
  - \* Proposed design of the bio-retention areas, including plantings, should be in accordance with the WSUD Technical Guidelines for the Dry Tropics, available on the Council website.
- b) The landscape plans must be prepared by a suitably Qualified person who:
- \* is a Qualified Landscape Architect with current membership to the Australian Institute of Landscape Architects; and/or
  - \* is an experienced Landscape Designer
- c) All works must be completed in accordance with the approved landscaping plan and constructed to a standard detailed within City Plan Policy 2 – Development Standards – Section 10 – Landscape Work Specification and Section 11 – Irrigation Systems for Developments. Following the approval of the plan, with or without amendments, the developer must implement the plan prior to the commencement of the use. Furthermore, all landscaped areas must be maintained thereafter to the satisfaction of Council.

#### 19. Existing Street Trees

The existing street trees located within the road reserve must not be damaged, removed, destroyed or lopped without the written consent of Council first being obtained.

#### 20. Roadworks and Traffic

- a) The developer must construct three new access driveways and crossovers from the existing kerb and channel on Dalrymple Road to the property boundary at the developer's expense generally in accordance with Council's relevant Standard Drawings for Driveway Access and Driveway Crossovers.
- b) The developer must construct two access driveways and crossovers from the existing kerb and channel on Woolcock Street to the property boundary at the developer's expense generally in accordance with Council's relevant Standard Drawings for Driveway Access and Driveway Crossovers.
- c) The developer must remove the redundant existing vehicle accesses on Dalrymple Road and Woolcock Street including crossovers in the kerb and channel, replace with new kerb and channel and reinstate the footpath in accordance with Council's Standard Drawing for Concrete Kerbing.
- d) The developer must replace the kerb and channelling as necessary to repair any irregularities or breaks for the full frontage of the site in accordance with Council's Standard Drawing for *Concrete Kerbing*.



## PLANNING AND DEVELOPMENT

### DEVELOPMENT ASSESSMENT



- e) During the construction phase, any damages to the road reserve (i.e. footpath/kerb and channel) must be replaced by the developer in accordance with Council's standards.

#### 21. Further Approvals Required

##### a) Compliance Assessment

Conditions 4, 14, 15 and 16 associated with this development must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by Council.

All engineering and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experienced person.

##### b) Operational Works

Conditions 18 and 20 associated with this development must be submitted to Council for approval prior to the issue of a Development Permit for Building Works, unless otherwise approved by Council.

All engineering and landscaping designs/documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified/experienced person.

##### c) Plumbing and Drainage Works

The developer must obtain a Development Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

#### Concurrence Agency Conditions – Department of Transport and Main Roads

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Department of Transport and Main Roads conditions as outlined in the Department's correspondence dated 15 May 2012.

#### Concurrence Agency Conditions – Department of Environment and Resource Management

Pursuant to Section 285 and Section 287 of the *Sustainable Planning Act 2009*, the Department of Environment and Resource Management advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use subject to the conditions, as attached. The applicant must comply with the Department of Environment and Resource Management conditions as outlined in the Department's correspondence dated 27 April 2012.

**Advice Agency – Powerlink Queensland**

Pursuant to Section 292 of the *Sustainable Planning Act 2009*, Powerlink Queensland advises that it has no objection to Townsville City Council issuing a Development Permit for Material Change of Use, as attached.

**ADVICE**

**1. Infrastructure Charges**

An Adopted Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.

**2. Noise**

The hours of audible noise associated with construction and building work on site must be limited to between the hours of–

- \* 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- \* No work on Sundays or Public Holidays.

**3. Environmental Considerations**

DERM Requirements

Construction must comply with the *Environmental Protection Act 1994*, Policies and Guidelines.

**4. Dilapidation Report**

The developer should provide a dilapidation report with photos of the footpath, kerb and channel in the vicinity of the access(es) to the site to Council prior to commencement of the works, and any damage identified by Council inspectors rectified on completion of works. The developer will be responsible for the restoration of all damage identified by the inspectors if this report is not lodged prior to work commencing.

**5. Asbestos**

All asbestos must be removed, transported and disposed in accordance with the Workplace Health & Safety Asbestos Advisory Standard 2005, Environmental Protection Act 1994 and Environmental Protection (Waste Management) Regulation 2000.



## **6. Flammable and Combustibles**

Where flammable and combustible liquids are to be stored on site and are above minor storage limits, a licence will be required under the Dangerous Goods and Safety Management Act 2000. No construction may take place before approval is granted. A separate application is required to be submitted to Environmental Health Services detailing quantities, information about the proposed storage systems and safety provisions. Please contact Environmental Health Services on (07) 4727 9000 for further information.

## **7. Roadworks Approval**

The developer is responsible for obtaining a Roadworks Approval in accordance with Local Laws 4 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

- i. Completed Roadworks approval application form
- ii. Prescribed fee
- iii. Traffic Management Plan prepared by a suitably qualified traffic professional detailing the traffic management measures put in place to manage all Roadworks including pedestrians, cyclists and vehicles in accordance with the Manual of Uniform Traffic Control Devices Part 3 – Works on Roads.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Council for a letter of no objection prior to applying to the Queensland Police Service for the permit. The Traffic Management Plan will need to be included with the application to Council.



**FOR ASSESSMENT MANAGER**

DATE >> 28/8/2012



Townsville City Council  
103-141 Walker St

PO Box 1268  
Townsville QLD 4810

ABN 44 741 992 072

## ADOPTED INFRASTRUCTURE CHARGES NOTICE

Issued by Townsville City Council

**To:** Ergon Energy Corporation Ltd  
C/- Lend Lease  
GPO Box 2479  
BRISBANE QLD 4000

**Date of Issue:** 24 August 2012

**Charge Notice No:** 10552548

**Application No:** MI12/0010

**Decision Type:** Decision Notice

### LAND TO WHICH THE INFRASTRUCTURE CHARGE APPLIES:

**Planning Scheme:** Townsville City Council City Plan 2005  
**Property Description:** Lot 426 EP 1005  
Lot 285 SP 101947  
Lot 1 & 2 RP 736009  
**Property Address:** 34-46 Dalrymple Road (Main) GARBUTT QLD 4814

### TRUNK INFRASTRUCTURE FOR WHICH THE INFRASTRUCTURE CHARGE NOTICE APPLIES

Infrastructure	Charge Payable (\$)	Receipt code
WATER AND SEWER		
- Sewer	0	P0090
- Water	0	P0085
PARK	0	P0100
TRANSPORT (ROADS)		
- TCC Works	0	CON130
- TCC Land	0	CON130
STORMWATER	0	CON25
<b>Total Charge Amount</b>	<b>0</b>	

#### NOTE:

- At the time of payment these amounts may be adjusted for inflation in accordance with the annual financial year movements of the Australian Bureau of Statistics Queensland Road and Bridge Construction Index, as applied to the relevant State Planning Regulatory Provision (being a three year moving average basis).
- Please contact Townsville City Council, Planning and Development Division, prior to making payment.
- Compounded interest at 11% calculated daily will be applied on all overdue charges.
- Should a valid Infrastructure Agreement be in place for this development, the Infrastructure Agreement may prevail over the charges listed on this notice.
- These adopted infrastructure charges may be offset or refunded depending on the approved extent and value of trunk infrastructure provided by the development

The Adopted Infrastructure Charge has been calculated in accordance with the relevant Adopted Infrastructure Charges resolutions.

### TO WHOM THE CHARGE MUST BE PAID

Payment of the charge must be made payable to TOWNSVILLE CITY COUNCIL via the Planning Liaison Unit, Planning and Development, 2<sup>nd</sup> Floor at the City Administration Building, 103-141 Walker Street, Townsville, Telephone (07) 4727 9001 or PO Box 1268 Townsville Qld 4810

#### PAYMENT DUE BY:

The Adopted Infrastructure Charge is issued in accordance with the Sustainable Planning Act 2009.  
The applicable development permit triggering the charges refers to: Material Change of Use (Impact)  
Payment is due by: Prior to the Issuing of a Building Permit

Notice is hereby given that the abovementioned adopted infrastructure charges are levied by Townsville City Council in compliance with the Sustainable Planning Act 2009, on land described for the period prescribed, and such charges are DUE AND PAYABLE BY THE TIME STIPULATED IN THIS NOTICE. These charges plus any arrears and interest thereon may be recovered by legal process without further notice if unpaid after the time stipulated in this notice.



## ADOPTED INFRASTRUCTURE CHARGES NOTICE: IMPORTANT INFORMATION

**1. PAYMENT:**

This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to TOWNSVILLE CITY COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Payees will be liable for any dishonour fees. Payments via credit card transactions will attract a surcharge. Charges can be placed on account with prior approval from Council.

**2. ADOPTED INFRASTRUCTURE CHARGES TAKEN TO BE A RATE:**

An adopted infrastructure charge fixed by a local government is, for the purposes of recovery, taken to be a rate within the meaning of the Local Government Act 2009. This means:

- a) Charges may be recovered by court action for debt;
- b) Charges may be recovered from the person for the time being owning the relevant land, regardless of who was the owner or other person upon whom the charges was imposed;
- c) Interest is payable on overdue payments; and
- d) If charges are unpaid for 3 years, the land can be sold to recover the outstanding charges.

**3. INTEREST:**

Compound interest at the rate of 11% per annum is payable on all infrastructure charges outstanding after the due date shown on this charge notice.

**4. OVERSEAS PAYEES:**

Please forward your adopted infrastructure charges payment by way of a bank draft for the required amount in Australian dollars.

**5. GOODS AND SERVICES TAX:**

The federal government has determined that rates and utility charges levied by local government will be GST free. Accordingly, no GST is included in this infrastructure charge notice.

**6. ADOPTED INFRASTRUCTURE CHARGE IS SUBJECT TO PRICE VARIATION:**

At the time of payment these amounts may be adjusted for inflation in accordance with the annual financial year movements of the Australian Bureau of Statistics Queensland Road and Bridge Construction Index, as applied to the relevant State Planning Regulatory Provision (being a three year moving average basis).

**PLEASE CONTACT PLANNING AND DEVELOPMENT BEFORE MAKING PAYMENT.**

**7. INFRASTRUCTURE CHARGES ENQUIRIES:**

Please direct any enquiries regarding this adopted infrastructure charge notice to council's Planning and Development Division, Level 2, 103-141 Walker Street, Townsville. Phone (07) 4727 9001, during office hours, 8:30am to 5:00pm, Monday to Friday.

**8. RIGHTS OF APPEAL:**

**Appeals about particular charges for infrastructure**

A person who has been given, and is dissatisfied with an Adopted Infrastructure Charges Notice or a Negotiated Adopted Infrastructure Charges Notice has, under s.478 (1) of the *Sustainable Planning Act 2009*, the right to lodge an appeal to the Planning and Environment Court.

The timeframes for starting an appeal in the Planning and Environment Court are set out in s.478 (3) of the *Sustainable Planning Act 2009*.

Sections 478 (4) and (5) of the *Sustainable Planning Act 2009* state the grounds for appealing an Adopted Infrastructure Charges Notice or a Negotiated Adopted Infrastructure Charges Notice.

### METHOD OF PAYMENT

PAYMENT BY MAIL	PAYMENT AT COUNCIL OFFICES	PAYMENT MADE BY CREDIT CARD
<p>Confirm the current Adopted Infrastructure Charges applicable and obtain an updated payment advice from Council's Planning and Development Division.</p> <p>Mail this updated payment advice notice immediately with your payment to: PLANNING AND DEVELOPMENT, TOWNSVILLE CITY COUNCIL, PO Box 1268, Townsville Qld 4810. A receipt will be issued.</p> <p><b>NOTE:</b> Cheques, money orders and postal notes must be made payable to TOWNSVILLE CITY COUNCIL.</p>	<p>Confirm the current Adopted Infrastructure Charges applicable and obtain an updated payment advice from Council's Planning and Development Division.</p> <p>Present this updated payment advice notice with your payment to Townsville City Council at the Planning and Development Division Counter.</p> <p><b>NOTE:</b> Cheques, money orders and postal notes must be made payable to TOWNSVILLE CITY COUNCIL.</p>	<p>Payments via credit card transactions will attract a surcharge.</p>

## Decision notice

*This notice is issued by the Department of Environment and Resource Management pursuant to section 287 (concurrence agency response) (decision notice) of the Sustainable Planning Act 2009 ("the Act").*

Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

Cc: Ergon Energy Corporation Ltd  
C/- Lend lease  
GPO Box 2479  
BRISBANE QLD 4001

Our reference: 245282  
File reference: BNE46547 vol 1

### Re: Concurrence Agency Response

#### 1. Application Details

Date application made to DERM: 23 March 2012

Development approval applied for: Development permit

Aspect of development: Sustainable Planning Regulation 2009 - Schedule 3, Part 1, Table 2, item 6

Development description: Material Change of Use

Property/Location description: 34-36 Dalrymple Road (Main) Garbutt – Lot 426 on EP1005, Lot 285 on SP101947 and Lots 1 and 2 on RP736009.

#### 2. The name and address of each referral agency is as follows.

Nil

#### 3. The Chief Executive, Department of Environment and Resource Management (DERM) decision notice, for the aspect of development involved with the application the subject of this Notice is as follows.

- (a) Conditions should attach to any development approval, and those conditions are attached to this Notice.





- (b) The application is taken to have been approved under section 287 of the Act.

**4. General advice to assessment manager**

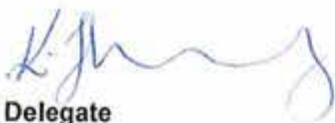
Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Department of Environment and Resource Management/ Waste Management Branch/ Contaminated land Unit and an electronic copy to [eco.access@derm.qld.gov.au](mailto:eco.access@derm.qld.gov.au).

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

**5. Additional comments or advice about the application**

Nil

6. Information about the rights of appeal for the applicant any submitters are attached to this Notice.



**Delegate**  
Kelli Ready  
Delegate, Chief Executive administering the *Environmental Protection Act 1994*  
Department of Environment and Resource Management  
27 April 2012

**Enquiries:**  
Paul Ritchie  
Department of Environment and Resource Management  
Level 8, 400 George Street  
BRISBANE QLD 4000  
  
GPO Box 2454  
BRISBANE QLD 4001  
Phone: (07) 3330 5688  
Fax: (07) 3330 5754  
Email: [paul.ritchie@derm.qld.gov.au](mailto:paul.ritchie@derm.qld.gov.au)

**Attachments**

DERM Permit Project No. SPCL03999512 (MCU)

**DERM Permit <sup>1</sup> number: SPCL03999512 (MCU)**

<b>Assessment manager reference:</b>	MI12/0010
<b>Date application received:</b>	23 March 2012
<b>Permit type:</b>	Development Permit
<b>Date of decision:</b>	27 April 2012
<b>Decision:</b>	For a <b>concurrence agency response</b> conditions that must attach to any development approval
<b>Relevant laws and policies:</b>	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation>
<b>Jurisdiction(s):</b>	Material change of use - Contaminated land - <i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 23

**Development Description(s)**

Property/Location		Development
- Lot 426 on EP1005, Lot 285 on SP101947 and Lots 1 and 2 on RP736009	34-36 Dalrymple Road (Main) Garbutt	The proposal seeks approval for material change of use (MCU) – major utility (Ergon Energy Depot).

**Reason(s) for inclusion of conditions**

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

<sup>1</sup> Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.



## DERM Permit number:SPCL03999512 (MCU)

The Department of Environment and Resource Management is recognised as a concurrence agency under the *Sustainable Planning Regulation 2009* for the protection of the environment by the management of contaminated land. The Department of Environment and Resource Management concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.



**Delegate**

Kelli Ready

Delegate, Chief Executive administering the  
*Environmental Protection Act 1994*

Department of Environment and Resource Management

## CONDITIONS

1. Site works are to include the removal of the two decommissioned underground fuel storage tanks and associated infrastructure.
2. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by an appropriate qualified and experienced person in accordance with Section 381 of the EP Act.

### Advice

Under section 371 (1) of the Environmental Protection Act, If the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice under the subsection to the administering authority in the approved form.

## END OF CONDITIONS



15 May 2012

The Chief Executive Officer  
Townsville City Council  
PO Box 1268  
Townsville QLD 4810

Attention: Michael Sorbello

Dear Sir

**CONCURRENCE AGENCY RESPONSE – NO REQUIREMENTS**

**Proposed Development:** Development Permit for Material Change of Use (Major Utility – Ergon Energy Depot)  
**Real Property Description:** Lot 1 RP736009, Lot 285 SP101947, Lot 2 RP736009 and Lot 426 EP1005  
**Street Address:** 34-46 Dalrymple Road, Garbutt QLD 4814  
**Assessment Manager ref.:** MI12/0010  
**Local Government Area:** Townsville City Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 27 March 2012.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it has no requirements relating to the application, provided the proposed development is in accordance with the following submitted material:

Department of Transport and Main Roads  
Program Delivery and Operations  
Northern Region  
146 Wills Street Townsville Queensland 4810  
PO Box 1089 Townsville Queensland 4810

Our ref TMR12-002155  
Your ref MI12/0010  
Enquiries Lisa Brooks  
Telephone +61 7 4720 7246  
Facsimile +61 7 4720 7211  
Website www.tmr.qld.gov.au  
Email Lisa.M.Brooks@tmr.qld.gov.au

Name of Report/ Plan Title	Author/ Consultant	Report/ Plan Number & Version	Report/Plan Date
Concept Layout Site Plan	OPUS	DA004R1	13/12/2011
Ergon Dalrymple Road Depot, Townsville – Site Based Stormwater Management Plan	OPUS	Q-M0395.00	19 December 2011
Ergon Energy Proposed Expansion Dalrymple Road, Townsville QLD Traffic and Transport Assessment	OPUS	34383TrepV1 – Revision 2	December 2011

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

A copy of this response has been sent to the applicant for their information.

If you have any queries or wish to seek clarification about any of the details in this response, please contact Lisa Brooks, Town Planner (Planning & Development Assessment) on (07) 4720 7246.

Yours sincerely



Tim Channell  
**Senior Town Planner**

C/c Ergon Energy Corporation Ltd  
C/- Lend Lease  
GPO Box 2479  
Brisbane QLD 4000





COPY

24 April 2012

Our ref: MSLink178906  
DA:600

Lend Lease Project & Construction (Australia) Pty Ltd  
GPO Box 2479  
BRISBANE QLD 4000

Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

Att:- Scott Bennett

Att:- Michael Sorbello  
Your Ref:- ML12/0010

ML12/0010

Dear Mr Bennett

**Garbutt CNTRL Centre Communication Site  
Garbutt Substation Site  
Development Application –  
Material Change of Use - Major Utility  
Lot 285 on SP101947 & Lot 426 on EP1005  
Dalrymple Road, Garbutt**

Thank you for your application received on 22 March 2012 regarding the above application. We have assessed your application and Powerlink does not object to the proposal subject to the following conditions:

Pursuant to the following item of Schedule 7 of the *Sustainable Planning Regulation 2009*, Powerlink Queensland is an advice agency for the above development application:

- ☐ Item 7, Table 3 of Schedule 7 of the *Sustainable Planning Regulation 2009* (a material change of use in certain circumstances);
- ☒ Item 8, Table 3 of Schedule 7 of the *Sustainable Planning Regulation 2009* (a material change of use not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site);

Powerlink Queensland acting as an advice agency under the *Sustainable Planning Act 2009* provides its response to the above application as **attached**.

Yours sincerely

Brandon Kingwill  
Land Management Team Leader

Enquiries: Frances Jennings

Telephone: (07) 3860.2326

33 Harold Street, Virginia  
PO Box 1193, Virginia, Queensland 4014, Australia  
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100  
Website: [www.powerlink.com.au](http://www.powerlink.com.au)

Powerlink Queensland is the registered business name of the  
Queensland Electricity Transmission Corporation Limited  
ABN 82 078 849 233



**ADVICE AGENCY'S RESPONSE****Sections 291 and 292  
of the *Sustainable Planning Act 2009*****RESPONSE TO DEVELOPMENT APPLICATION**

Powerlink Queensland, acting as an advice agency under the *Sustainable Planning Act 2009* provides its response to the above Development Application.

The assessment manager is to treat the response as a properly made submission.

The advice agency's response is that:

- ☐ this application should be refused; or
- ☒ this application should be approved in principal **subject to the following conditions:**

1. Compliance with the generic requirements refer 'Annexure A' in respect to proposed works in the vicinity of Powerlink Queensland infrastructure.
2. Any variation to the proposal as detailed in the enclosed copy of the submitted Drawing Titled "Concept Layout Site Plan DA004R1" dated 13/12/2011 shall require resubmission (copy attached).
3. This advice is valid for a period of 2 years from the date of this response, should the development not be initiated within that period, the applicant should resubmit the application for re-consideration.
4. Please note that Powerlink has a communications site located within Lot 285 on SP101947.

Consequently a separate application will need to be submitted and prior written consent obtained from Powerlink Queensland before any work associated with or in close proximity of the communication site is undertaken. This separate application would require the submission to Powerlink of detailed engineering drawings for assessment and consent (or otherwise). Further, Powerlink may require that such drawings be provided in electronic format (3D DXF or equivalent of final design RL's AHD and MGA GDA94 in applicable zone).

Enclosures      \*

                     \* Drawing Titled "Concept Layout Site Plan DA004R1" dated 13/12/2011

                     \* Annexure "A"

                     \* Management of Co-use Guidelines



## **Management of Easement Co-Use Requests Guideline**



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## 1. INTRODUCTION

This guideline contains general information in relation to the management of co-use on/over electricity Easements that are either held solely by Queensland Electricity Transmission Corporation Limited trading as Powerlink Queensland ("Powerlink") or by joint ownership arrangements with other Transmission or Distribution Entities. Powerlink is a government-owned corporation that owns, develops, operates and maintains Queensland's high-voltage transmission network, which extends 1,700km from north of Cairns to the New South Wales border.

Powerlink values the safety of its employees, the public and property. This document provides information relevant to the owners of property subject to an Easement in favour of Powerlink or a Distribution Entity, or persons intending to undertake work on an Easement. The guideline reflects philosophies to ensure the safe operation and maintenance of high voltage transmission lines and associated public safety issues, while recognising the landholder's right to also make use of the affected land.

Powerlink's transmission network is largely protected by registered Easements which contain certain restrictive conditions designed to manage activities within the Easement parameters. Other control mechanisms may be employed where it is not possible to register Easements. These mechanisms may take the form of written agreements, licenses, permits to occupy or some other form of approval, collectively referred to as Wayleave Easements. The information contained in this document should be read in conjunction with, but not override, the conditions contained in any Easement document, arrangement, permit or licence.

The information provided in this document is intended to provide a general indication of co-use activities that may or may not be permitted on an Easement. Powerlink has sole authority to apply the guideline in assessing whether co-use is permissible on a case-by-case basis.

## 2. GENERAL

An electricity Easement is an encumbrance on the title of land which confers the right to construct, operate and maintain an electricity powerline, cable or apparatus. Easements are acquired by Powerlink to reinforce its legal right to have access to its lines, cables or apparatus for the purposes of construction, operation, maintenance, renewal and replacement. Registered Easements are a public record, and are generally acquired in perpetuity. Easements refer to a clearly defined area and give Powerlink the ability to control some development activities within that defined area. Easements therefore impose an obligation on affected property owners to avoid doing anything which substantially interferes with the rights of Powerlink. Easement conditions and agreements may vary on each corridor and more than one corridor can traverse a land parcel. Powerlink recommends property owners be familiar with the conditions attached to the Easement over their land.

Powerlink adopts a policy of prudent avoidance in respect to electric and magnetic fields. For this reason, in addition to those of access and safety, Powerlink will not allow dwellings or substantial structures (associated with people exposure) to be built either partially or wholly within the Easement.

To maintain the safe operation of transmission lines, Powerlink has a statutory obligation to keep clear any trees that will infringe safety clearance parameters. The clearances as set out in the Electrical Safety Regulations 2002 Schedule 2, as well as the relevant Powerlink vegetation maintenance rules, guides and work instructions, will all be used by Powerlink to assess any applications made for a Material Change of Use or Co-use.

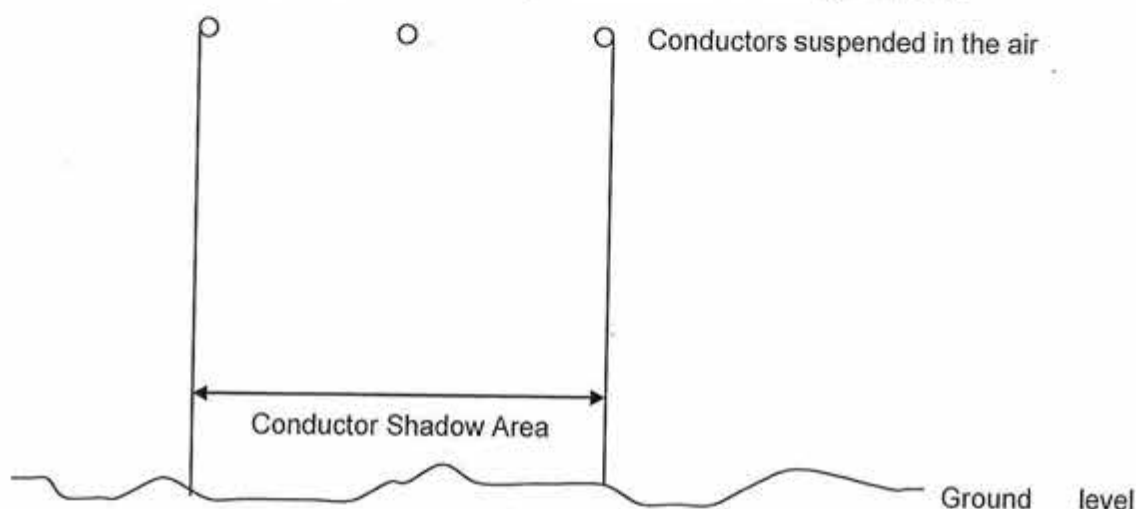
### 3. DEFINITIONS

*Advice Agency* for a development application, means an entity prescribed under a regulation as an advice agency for the application.

*Blow Out Conditions* – High wind conditions which cause the transmission line wires to swing out and away from the structure.

*Co-uses* – any structure, equipment or activity that is, is to be, or is likely to be present for any purpose within an Easement.

*Conductor Shadow Area* - the area between the outside conductors of a transmission line when at rest, vertically projected onto the ground beneath. See diagram below.



*Distribution Entity*- in Queensland, this refers to electricity supply corporations: Energex and Ergon Energy.

*Easements* - refers to all Easements registered in the Department of Natural Resources and Mines, Titles Office, as well as rights obtained in terms of Wayleave Easements. The conditions of both Easements and Wayleave Easements permit electricity works to be constructed, operated, maintained, re-constructed and dismantled by Powerlink. The term also includes the physical Easement area.

*Electric Field Induction* – A mechanism where the voltage of the transmission line causes a smaller voltage to build up on conducting (i.e. metallic) structures situated in close proximity to transmission lines.

*Electricity Works* - means such works, apparatus, structures and things, as Powerlink may consider appropriate as a means of conveying or transmitting electricity, telecommunications and other electromagnetic energy in all its forms. This includes conductors, cables, towers, aerials, poles, foundations, ground anchorage's, supports and other associated works. The expression includes the Electricity Works existing or proposed on the Easement.

*Magnetic Field Induction* – The magnetic field arising from current flow in a transmission line causes a voltage to build up on conducting (i.e. metallic) structures situated in close proximity to transmission lines.



*Material Change of Use*, of premises, means—

- (a) the start of a new use of the premises; or
- (b) the re-establishment on the premises of a use that has been abandoned; or
- (c) a material change in the intensity or scale of the use of the premises.

*Phase to Earth Fault* – A short circuit connection from a transmission line wire to the ground. An example is a tree in contact with the bottom conductor of a transmission line.

*Reconfiguration* means the subdivision or amalgamation of a lot.

*Transferred Potential* – consider the situation where a long metallic structure (eg a fence) passes in close proximity to an earthing system for a transmission line or substation. In the event of a fault on the transmission line or substation, transferred potential is the mechanism where the adjacent metallic object can rise in voltage and transfer this voltage to the remote end of the object (i.e. the far end of the fence) where a person may be in contact with it.

*Transmission Entity* – in Queensland this refers to the Queensland Electricity Transmission Corporation Limited.

*Wayleave Easements* – a permission that is unregistered to construct, operate and maintain Electricity Works across land. This permission may take the form of written agreements, licenses, permits to occupy or some other form of approval.

## 4. APPROVALS

### 4.1 General

To ensure the policy is applied consistently, all approvals of co-use applications or activities affecting Easements will be notified in writing and will include the general conditions set out in Annexure A.

The Manager Network Property has the authority to grant such approvals.

Where specified, or where there is any doubt, evaluations will be based on an engineering assessment which may require a preconstruction inspection and/or a post-construction inspection.

### 4.2 Local Authority Approvals and SPA

#### 4.2.1 SPA

Where Easements have been designated for community infrastructure under the *Sustainable Planning Act 2009 (SPA)*, the easements must be recorded in the local authority's planning scheme and maps. Prior to the introduction of the *Sustainable Planning Act 2009 (SPA)*, the *Electricity Act 1994* contained a provision that required the incorporation of Powerlink's operating works and totally vacant easements on local authority's maps and in any new planning schemes.

Powerlink is an Advice Agency under the Sustainable Planning Regulation 2009 for:

- The reconfiguration of a lot if:
  - any part of the lot is subject to an Easement in favour of a Distribution Entity or Transmission Entity under the *Electricity Act 1994* and the Easement is for a transmission grid or distribution supply network under that act; or
  - any part of the lot is situated within 100 metres of a substation site; and

- A Material Change of Use not associated with Reconfiguring a lot if:
  - Any part of the premises is subject to an Easement in favour of a Distribution Entity or Transmission Entity under the *Electricity Act 1994* and the Easement is for a transmission grid or distribution supply network under that act; and
  - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the Easement; or
  - any part of the premises is situated within 100 metres of a substation site; and
- Operational work that is filling or excavation, not associated with reconfiguring a lot, if:
  - any part of the premises is subject to an Easement in favour of a Distribution Entity or Transmission Entity under the *Electricity Act 1994* and the work is located wholly or partly in the Easement; or
  - the work is located wholly or partly within 10 metres of a substation site.

Being an Advice Agency means that even though local authority or private certifier approval is forthcoming, Powerlink's advice on certain activities will still be required. This advice is required in addition to Powerlink's consent.

#### 4.2.2 Local Authority Approval

Powerlink's consent must be sought for the dedication of a Road Reserve on land covered by its easements.

### 5. APPLICATIONS FOR EASEMENT CO-USE

Powerlink has responsibility for safe and continuous operation of the transmission network and requires access for maintenance, repair, replacement and renewal. It is essential that Powerlink's access along the Easement is not obstructed. Therefore buildings, structures or other objects should not be placed on an Easement.

Powerlink also places high priority on public safety. For the safety of property owners and members of the public, activities which may create a public safety risk should not occur on the Easement. Such risks could possibly arise from induction, step or touch potentials under fault conditions, infringement of safety clearances to conductors or uncovering the structure's earthing system.

Easement conditions give Powerlink the right to construct, maintain, operate, re-construct and dismantle assets on the Easement and to allow vehicle access along the Easement. Some Easement conditions also allow access from the nearest public road across a property containing an Easement.

#### 5.1 Assessment Considerations

When evaluating co-use applications on Easements, Powerlink will also consider probable future plans for augmentation or reconstruction of transmission lines to ensure the co-use applications do not jeopardise future Powerlink plans for the Easement.

In the assessment of a request for a:

- co-use;
- Material Change of Use;
- Reconfiguration of a lot; or
- operational work



within an Easement, the most important questions considered are the following:

- a) Will it result in a public safety risk or hazard? What will be the effect on the safety of persons in respect of Electric and Magnetic Field Induction, earth potential rise, and Transferred Potential, especially during a Phase to Earth Fault?
- b) Will it affect the safe operation of the line, cable or other asset?
- c) Will it unduly restrict access, particularly to overhead line structures, underground cable joint bays or surface installations?
- d) Will it infringe the requirements of the *Electrical Safety Regulation 2002* or other relevant safety criteria with respect to clearances including those which occur under Blow Out Conditions?; and
- e) Will it affect any *anticipated* future works, including maintenance, refurbishment or replacement? This may be particularly critical where space has been provided on the easement for a future transmission line.

## 6. SPECIFIC RESTRICTIONS WITHIN EASEMENTS

Enquiries are frequently made by property owners and others with regard to the restrictions which apply to the use of land affected by Easements. The activities listed in Annexure B have been categorised as being either "**permitted**", "**conditional**", or "**prohibited**". It should be noted that the list covers a range of common requests and is not necessarily exhaustive. The omission of a particular activity does not relieve those concerned from seeking advice from Powerlink where there is any doubt as to whether Powerlink's rights are likely to be infringed.

## 7. ACTIVITIES ON TRANSMISSION LINE EASEMENTS (overhead and underground)

### 7.1 Permitted Activities

Many everyday activities can be safely carried out on the Easement, eg walking, gardening, driving, parking. Permitted activities are those which do not interfere or obstruct Powerlink in its activities involving construction, operation, maintenance, renewal or replacement of its Electricity Works.

### 7.2 Conditional Activities

The activities under this category are normally prohibited within transmission line Easements. However, on occasion Powerlink may approve conditional activities which are restricted to a certain distance from the conductor shadow area or structures. Approval to engage in such activities will not be granted other than in the most exceptional circumstances. They will require the prior written consent of Powerlink. These activities are considered to pose an unacceptable level of risk or hindrance to Powerlink's activities, or to other persons and are therefore limited to those activities that will not restrict or interfere with the maintenance or safe operation of the Electricity Works, provided certain conditions are met. In addition to specific conditions, general conditions, as set out in Annexure A, also apply.

### 7.3 Prohibited Activities

The activities in this category are prohibited. Powerlink will not allow dwellings or substantial structures to be built within the Easement, in order to exercise prudence in respect of exposure to electric and magnetic fields, and maintain access and safety. However, in some



exceptional instances, Powerlink will permit construction or extensions, provided certain conditions are met (See Conditional Activities).

## **8. EXISTING ENCROACHMENTS**

Powerlink does not accept any liability for damage, howsoever caused, to any unapproved Easement co-use. Where there is an existing encroachment and an applicant applies to obtain Powerlink's consent, or Powerlink discovers the encroachment, Powerlink will assess the encroachment against the following criteria:

### **Step 1. If the encroachment:**

- Does not compromise personal safety, **AND**
- Does not compromise access to the line structures or underground cables, **AND**
- Is not a prohibited activity, **AND**
- Statutory clearances are maintained, **AND**
- It is not living accommodation,

the property owner may be offered a conditional approval.

### **Step 2. If the encroachment is assessed as prohibited, the owner shall be notified in writing immediately, to the effect that:**

- The co-use is an encroachment and is deemed prohibited; and
- All liability rests with the owner; and
- Powerlink is considering options including its removal (at owners' expense).

## **9. FOR PROPOSED CO-USE APPLICATIONS**

A formal application for co-use, fulfilling Powerlink's requirements must be lodged using the form listed at Annexure C and forwarded to:

Property Services,  
Powerlink,  
PO Box 1193,  
VIRGINIA Q. 4014

The application will be assessed according to Powerlink's Assessment Policy for the assessment of application requests and the applicant advised of the outcome in writing within 30 business days from receipt.

## **10. FOR PROPOSED IDAS APPLICATIONS**

For Material Change of Use and Reconfiguration of a lot required under local authority planning schemes, please complete the IDAS forms located on the Department of Local Government and Planning's website and forward these forms to:

Property Services,  
Powerlink,  
PO Box 1193,  
VIRGINIA Q. 4014.

The IDAS applications will be assessed in accordance with the *Sustainable Planning Act 2009 (SPA)*.

**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 Regulations 2002 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 2002 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 2002 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 2002. 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 Regulations 2002.

**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 Regulations 2002.

#### 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 - LIST OF ACTIVITIES**

(Note - this list is not exhaustive)

Type	Permitted	Conditional	Prohibited
Construction		Construction of houses, buildings, substantial structures or parts thereof, including eaves. These activities are considered "Prohibited". In exceptional circumstances, consideration may be given to some relaxation for small encroachments.	The construction of houses, buildings, substantial structures or parts thereof, including eaves, that are: <ul style="list-style-type: none"> <li>• suitable for habitation;</li> <li>• readily convertible to living quarters or occupied for a significant period;</li> <li>• not practically relocatable; or</li> <li>• in excess of 2.5 metres in height.</li> </ul>
Driving regular height vehicles	Yes		
Encroachment			Any activity which may negatively affect Powerlink's rights and/or intrude into the regulated safety exclusion zone as defined in the <i>Electrical Safety Regulation 2002</i> .
Flammable Material, etc.			The storage of flammable material, liquids or explosives.
Garbage, etc.			The placing of garbage, refuse, heaping of windows or fallen timber.
Gardening (not landscaping)	Yes		
Landscaping		An assessment will be made regarding ground level alterations and planting of vegetation	
Obstructions			The placing of obstructions of any type within 20 metres of any part of any supporting structure.
Parking (cars only)	Yes		

Type	Permitted	Conditional	Prohibited
Sheds and Garages		Construction of sheds and garages are considered "Prohibited". Only in exceptional circumstances will consideration be given to some relaxation.	
Swimming Pools		Swimming Pools 35m or more from a supporting structure may be approved, with due consideration to conductor clearance and earthing requirements.  Applications for pools between 20m and 35m from a supporting structure will need detailed assessment prior to a decision on whether to approve.	Swimming pools, whether above or in-ground, within 20m of a supporting structure, or within the conductor shadow area.
Trees	The planting or cultivation of trees with a mature height less than 3.5 metres and provided Powerlink's access is not impeded.		The planting or cultivation of trees with a mature height greater than 3.5 metres.
Walking	Yes		





### ANNEXURE C - APPLICATION FOR THE CO-USE OF A POWERLINK EASEMENT

Full name of applicant: .....

Applicant's Postal Address: .....

Tel: .....

Fax: .....

Mobile: .....

E-mail: .....

#### Description of the property in question

Real Property Description (from rates notice): .....

Street Address: .....

Purpose of co-use (E.g. building a sports field, laying a pipe etc.)

.....  
 .....  
 .....

The number of the nearest pylon or pole to the place where the co-use is planned (if known)

.....

#### Details of any construction, plant or machinery use:

A description of the activities, which will occur, and machinery to be used (E.g. excavation, levelling, lifting by crane etc., including maximum extendable height. Attach separate sheets if necessary.).

.....  
 .....

If explosives are to be used a blasting plan must be attached.

#### Please provide the following information where applicable

Locality plan and a plan on reasonable scale indicating:

- the dimensions of the structure or object intended to be placed within the easement, e.g. height, length, and width, as well as any other accessories such as storm water pipes etc.
- type of materials that will be used eg. timber, metal, concrete, brick etc.
- the distance from the nearest transmission line structure (as above)
- cross section drawings of proposed cut/fill with the dimensions accurate to 0.1 metres indicating cut/fill and final finished level,
- North arrow.

If this application complies with Powerlink requirements, work will commence in.....(MONTH/YEAR),

and is expected to be completed in .....(MONTH/YEAR)

SIGNED BY THE APPLICANT .....

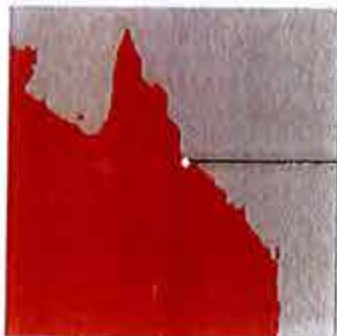
DATE .....







ARTIST IMPRESSION OF PROPOSED DEVELOPMENT INDICATIVE ONLY.



Townsville  
15.125°S 146.44°E

DWG. NO.	DRAWING NAME
DA000	COVER SHEET & DRAWING LIST
BA001	EXISTING AERIAL VIEW
PA002	EXISTING SITE SURVEY
BA003R1	EXISTING SITE PLAN
DA004R3	CONCEPT LAYOUT SITE PLAN
PA005R1	TRAFFIC MOVEMENT DIAGRAMS
DA006	ARTIST IMPRESSIONS
DA007	ARTIST IMPRESSIONS
DA008	ARTIST IMPRESSIONS
DA010	ALTERNATE SITE PLAN
DA050	LANDSCAPE CONCEPT SAFETY AND MOVEMENT
DA051	LANDSCAPE CONCEPT SUSTAINABILITY AND NATURAL ENVIRONMENT
DA052	LANDSCAPE CONCEPT LANDSCAPE PLAN DETAIL
BA100	BUILDING 1 & 2 EXISTING GROUND FLOOR PLAN
BA101	BUILDING 1 & 2 EXISTING FIRST FLOOR PLAN
DA102R1	BUILDING 1 & 2 PROPOSED GROUND FLOOR PLAN
DA103R1	BUILDING 1 & 2 PROPOSED FIRST FLOOR PLAN
DA104R1	BUILDING 1 & 2 PLANT FLOOR PLAN
DA105	BUILDING 1 & 2 ROOF PLAN
DA106R1	BUILDING 1 & 2 NORTH ELEVATIONS
DA107	BUILDING 1 & 2 EAST ELEVATIONS
DA108R1	BUILDING 1 & 2 SOUTH ELEVATIONS
DA109	BUILDING 1 & 2 SECTIONS
BA200	BUILDING 3 EXISTING FLOOR PLANS
DA201R1	BUILDING 3 PROPOSED FLOOR PLANS
DA202	BUILDING 3 NORTH & EAST ELEVATION
DA203	BUILDING 3 SOUTH & WEST ELEVATION
DA204	BUILDING 3 SECTIONS
DA300R1	BUILDING 4 GROUND FLOOR PLAN
DA301R1	BUILDING 4 MID MEZZANINE FLOOR PLAN
DA302R1	BUILDING 4 TOP MEZZANINE FLOOR PLAN
DA303	BUILDING 4 EXISTING ELEVATIONS

APPROVED SUBJECT  
TO CONDITIONS



07 3007 8181  
Level 3  
200 Creek Street  
Brisbane QLD 4000  
Australia

**Dr Charles Jetann**  
Senior Structural Engineer  
**John Condon**  
Senior Civil Engineer  
**Brett Shepherd**  
Senior Hydraulic Designer



Dalrymple Road  
Townsville QLD 4810  
Australia

**Bev Rose**  
General Manager Shared Services  
**Les Olsen**  
**Geoff Thompson**



07 3225 7144  
Level 18  
1 Eagle Street  
Brisbane QLD 4000  
Australia

**Robert Vitale**  
Queensland Manager Consulting  
**Scott Bennett**  
Project Manager



07 3510 8888  
93 Boundary Street  
West End QLD 4101  
Australia

**Wasantha Basnayake**  
Electrical Engineer



07 3367 4900  
Level 1  
2 Mayneview St  
Milton QLD 4064  
Australia

**Lindsay Mack**  
Architectural Manager  
**Dario Dell'Annunziata**  
Architectural Design Leader



07 3831 0681  
5/474 Upper Edward St  
Spring Hill QLD 4000  
Australia

**Nader Ibrahim**  
Director



07 55919177  
2/130 Scarborough St  
Southport QLD 4215  
Australia

**Richard V Jones**  
Senior Traffic Engineer

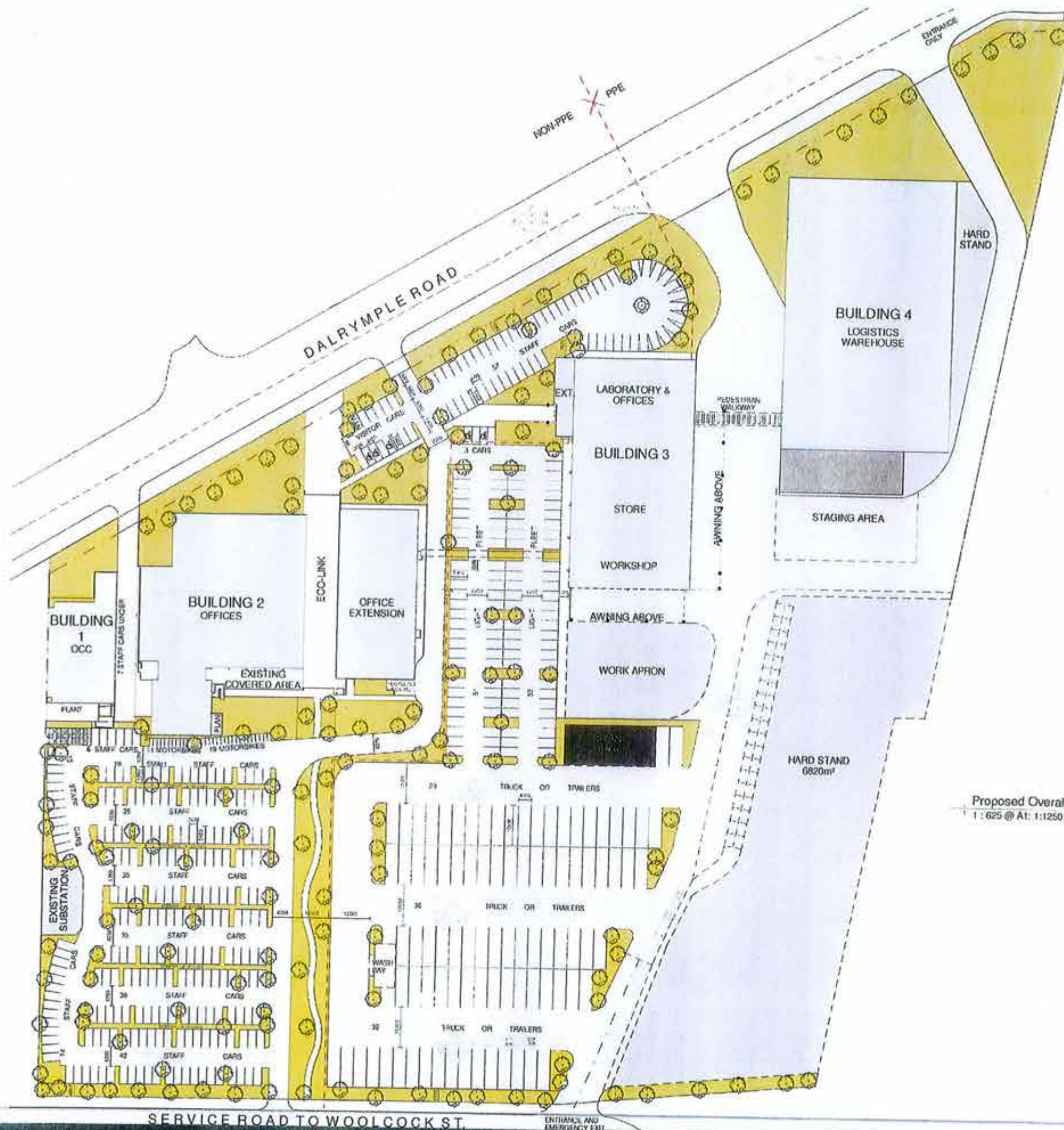


TOWNSVILLE ERGON DEPOT DEVELOPMENT APPLICATION

COVER SHEET & DRAWING LIST DA000

Date: 08/03/2012





Car Parking

Type	No.
Motor	8
Staff	237
Van	-
Disabled	5
Motor Bikes	20
Bicycle	40
Light Fleet	123
Heavy Fleet (Truck + Trailer)	50

Building & Floor Area's

Building	Name	GFA
01	Operation Control Centre (OCC)	1600m²
02	Administration Building - Existing	4153m²
	Administration Building - Eco Link	543m²
	Administration Building - Extension	250m²
03	Laboratory, Office, Store & Workshop	3362m²
04	Logistics Warehouse	6471m²
Total		Proposed 19 330m²
		Existing 23 530m²
		Difference 4 117m²

Proposed Overall Site Plan  
1:625 @ A1; 1:1250 @ A3

**APPROVED SUBJECT  
TO CONDITIONS**

No existing or proposed easements on the relevant land.  
No proposed retaining walls are part of this application.  
No stormwater detention on the relevant land.

NOTE:

1. This is a high-level concept design site layout plan







North Perspective (Building 2)

**APPROVED SUBJECT  
TO CONDITIONS**





North East Perspective. (Building 2)

APPROVED SUBJECT  
TO CONDITIONS



North Perspective. (Building 2)





South West Perspective (Building 2)

**APPROVED SUBJECT  
TO CONDITIONS**



South East Perspective (Building 2)



## LEGEND

-  EXTERNAL SIGNAGE
-  SAFE PEDESTRIAN ROUTE WITHIN RESTRICTED AREA
-  SAFE PEDESTRIAN ROUTE OUTSIDE RESTRICTED AREA



## LANDSCAPE VISION

THE ERGON ENERGY TOWNSVILLE SITE WILL PROVIDE EMPLOYEES AND CUSTOMERS WITH A CONTEMPORARY, ROBUST, GREEN AND SAFE ENVIRONMENT WHICH PROVIDES A BEST PRACTICE INTEGRATED WORK ENVIRONMENT.

1

## CHARACTER IMAGES



INDICATIVE DIRECTIONAL SIGNAGE FOR VISITORS



INDICATIVE LOCATION MAPS AT KEY ENTRY LOCATIONS



INDICATIVE SECURITY FENCING



CONTROLLED ACCESS POINT

## KEY OBJECTIVES

1. ENSURE EMPLOYEE AND COMMUNITY SAFETY IS THE NUMBER ONE PRIORITY

A. CREATE AN EXTERNAL ENVIRONMENT FOR EMPLOYEES TO ARRIVE, PARK THEIR CARS AND ACCESS TO THE SITE IN SAFETY, IE. CARPARK DESIGN, PATHWAY NETWORKS.

B. PROVIDE A LEGIBLE NETWORK OF SIGNAGE ELEMENTS FOR VISITORS AND EMPLOYEES

C. PROVIDE A LEGIBLE LANDSCAPE THAT CLEARLY DELINEATES THE AREAS THAT ARE 'SAFE' AND THOSE THAT REQUIRE FULL PERSONAL PROTECTION EQUIPMENT.

**APPROVED SUBJECT TO CONDITIONS**

TOWNSVILLE CITY COUNCIL  
REC: 10 FEB 2012  
PLANNING SERVICES

0 5 10 20 50M

SCALE 1:625 @ A1 1:1250 @ A3



LANDSCAPE CONCEPT

SAFETY AND MOVEMENT

DA1050 B

Date: 16/12/2011

TOWNSVILLE ERGON DEPOT DEVELOPMENT APPLICATION



## PRELIMINARY PLANT SPECIES LIST

**CARPARK & PEDESTRIAN SPIRE**  
Trees  
ACMENA smithii  
CUPANOPSIS anacardioides  
GREVILLEA baileyana  
HARPALIA pendula  
MELALEUCA viridiflora  
SYZYGIIUM luehmannii  
XANTHOSTEMON chrysanthus

**Shrubs & Groundcovers**  
AUSTROMYRTUS dulcis  
DIANELLA caerulea  
DIETES grandiflora  
HYMENOCALLIS littoralis  
LIRIOPE sp.  
LOMANDRA confertifolia  
LOMANDRA hystrix  
MYOPORIUM ellipticum  
MYOPORIUM parvifolium

**BIO-RETENTION BASIN & SWALES**  
BAUMEA rubiginosa  
CAREX appressa  
ISOLESIS nodosa  
JUNCUS ustulatus  
LOMANDRA hystrix

**FEATURE PLANTING**  
Trees  
BRACHYCHITON acerifolius  
FLINDERSIA australis  
LOPHOSTEMON confertus  
HYMENOSPORUM flavum  
LAGERSTROEMIA speciosa  
PLUMERIA obtusa  
XANTHOSTEMON chrysanthus

**Shrubs & Groundcovers**  
AUSTROMYRTUS dulcis  
BAECKEA 'La Petite'  
CALLISTEMON 'Little John'  
CORDYLINE petiolaris  
CORDYLINE 'Negra'  
CORDYLINE 'Rubra'  
CRINUM pedunculatum  
DIANELLA sp.  
DIETES grandiflora  
ERIGERON karwinskianus  
EVOLVULUS pilosus  
GAZANIA rigens  
GREVILLEA 'Forest Rambler'  
GREVILLEA 'Royal Mantle'  
HYMENOCALLIS littoralis  
LEPTOSPERMUM 'Paco Beauty'  
LIRIOPE sp.  
MYOPORIUM parvifolium  
MELALEUCA thymifolia  
PHYLANTHUS multiflorus  
PHILODENDRON 'Kandah'  
ZAMIA furcata  
ZOYSIA tenuifolia

## LEGEND



REFER DRAWING DA 1052 FOR PLAN DETAIL

RELOCATED AREA FOR 'PLANT SMART EXPERIMENTAL SITE'

REFER DRAWING DA 1052 FOR PLAN DETAIL

REFER DRAWING DA 1052 FOR PLAN DETAIL

BUFFER PLANTING ALONG PROPERTY BOUNDARY COMPRISING OF CLEAR TRUNK CANOPY TREES & LOW SHRUB AND GROUND COVER PLANTING TO 1.0m HIGH MAX

SERVICE ROAD TO WOOLCOCK RD

TOWNSVILLE ERGON DEPOT DEVELOPMENT APPLICATION

FEATURE TREES TO SITE ENTRANCES CORNERS

BUFFER PLANTING ALONG PROPERTY BOUNDARY COMPRISING OF CLEAR TRUNK CANOPY TREES & LOW SHRUB AND GROUND COVER PLANTING TO 1.0m HIGH MAX

TREES TO BE RETAINED WHERE POSSIBLE

SHADE TREES TO CARPARK

SHADE TREES TO CARPARK

PEDESTRIAN SPIRE

BUILDING 3

SHADE TREES TO CARPARK

WORK APRON

PLANT

TRUCK AND TRAILERS PARK

MEANDERING PEDESTRIAN PATH TO CENTRAL SPIRE

INFORMAL GROUPING OF TREES TO CENTRAL SPIRE

INFORMAL GROUPING OF SHADE TREES TO CARPARK

PROPERTY BOUNDARY

HARD STAND

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

## LANDSCAPE VISION

THE ERGON ENERGY TOWNSVILLE SITE WILL PROVIDE EMPLOYEES AND CUSTOMERS WITH A CONTEMPORARY, ROBUST, GREEN AND SAFE ENVIRONMENT WHICH PROVIDES A BEST PRACTICE INTEGRATED WORK ENVIRONMENT

2

## KEY OBJECTIVES

1. CREATE A SUSTAINABLE LANDSCAPE THAT RESPECTS ERGON'S REQUIREMENTS BY:
  - SELECTING DROUGHT RESISTANT PLANT SPECIES TO REDUCE IRRIGATION NEEDS
  - SELECTING REUSABLE OR RECYCLED MATERIALS
  - SELECTING LANDSCAPE ELEMENTS THAT CAN BE RELOCATED TO ALLOW FOR BUILDING EXPANSION
  - ENCOURAGING SUSTAINABLE METHODS OF TRANSPORT AND PROVIDING BICYCLE RACKS, MOTORBIKE PARKING AND SMALL CARPARKS
  - CREATING AN APPROPRIATE MICROCLIMATE USING SHADE TREES, LOW HEAT REFLECTIVE MATERIALS, PLANTING BEDS AND TURF
2. CREATE A SAFE LANDSCAPE THAT COMPLIES WITH C.P.T.E.D REQUIREMENTS BY SELECTING APPROPRIATE PLANT SPECIES SUCH AS CLEAR TRUNK TREES AND LOW SHRUBS AND GROUND COVERS
3. CREATE A LOW MAINTENANCE LANDSCAPE WITH APPROPRIATE SELECTION OF PLANT SPECIES, PAVEMENT AND FURNITURE FINISHES
4. CREATE A LANDSCAPE THAT COMPLIES WITH ERGON'S NEED FOR A HIGHLY SECURE SITE
5. SELECT NATIVE AND ENDEMIC SPECIES TO ENHANCE THE EXISTING LANDSCAPE CHARACTER, THE INDUSTRIAL CHARACTER OF THE BUILDING AND COMPLY WITH TOWNSVILLE CITY PLAN'S LANDSCAPING CODE
6. PROVIDE HIGH AMENITY OUTDOOR SPACES FOR EMPLOYEES THROUGH PROVISION OF SHADE, BUFFER TO CARPARKS, SEATING AND BARBECUE FACILITIES

## CHARACTER IMAGES



FEATURE PAVERS TO MAIN ENTRY AND RECREATION AREA



PICNIC TABLES AND BENCH SEATS TO RECREATION AREA



PEBBLE ACCESS MAINTENANCE PATH TO BUILDING SURROUND



CALLISTEMON 'Little John'



CORDYLINE 'Negra'



HYMENOSPORUM flavum



HYMENOCALLIS littoralis



LOMANDRA hystrix



MYOPORIUM parvifolium



LAGERSTROEMIA speciosa

APPROVED SUBJECT TO CONDITIONS

TOWNSVILLE CITY COUNCIL  
REC: 10 FEB 2012  
PLANNING SERVICES

0 5 10 20 50M  
SCALE 1:625 @ A1 1:1250 @ A3

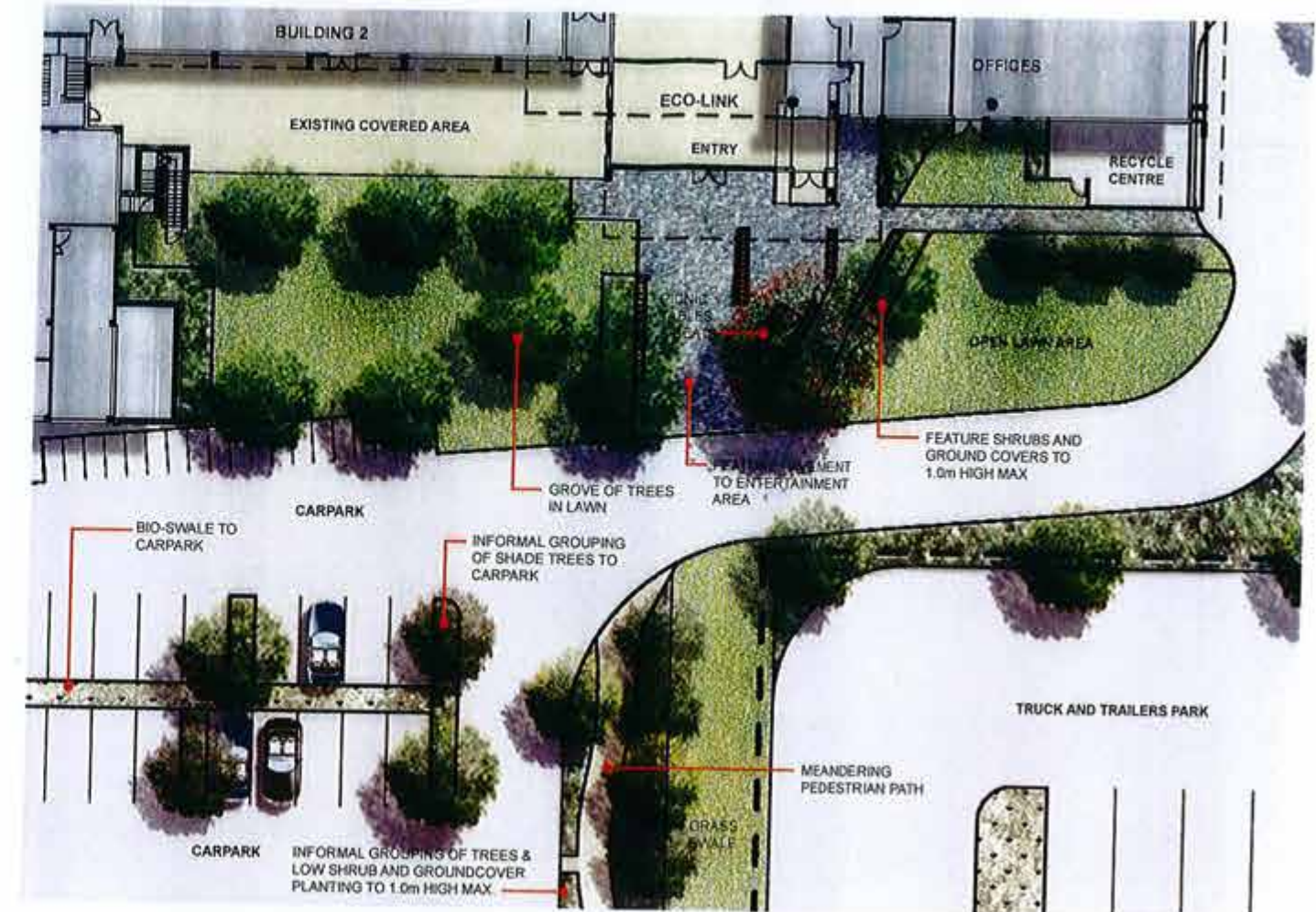
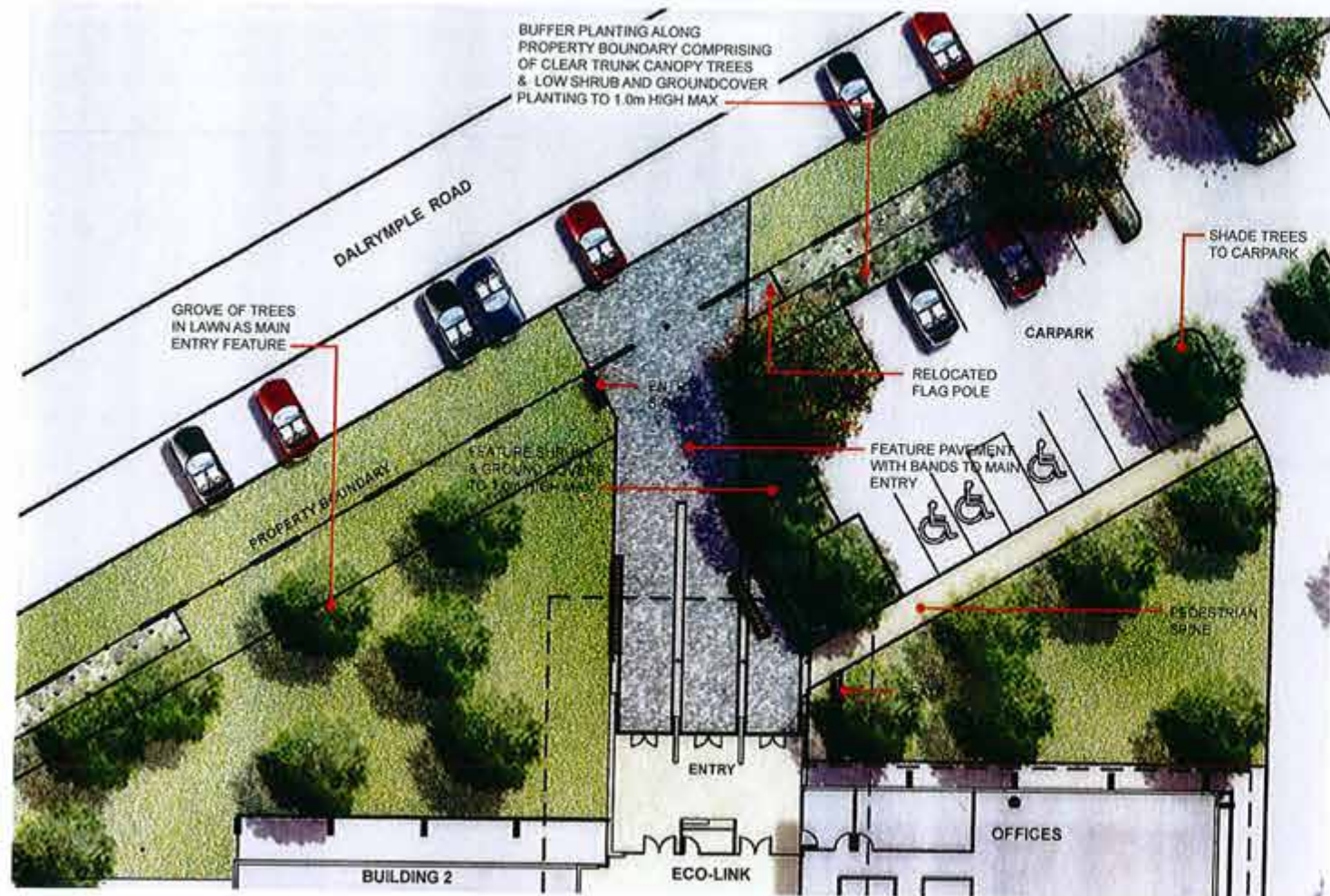


LANDSCAPE CONCEPT

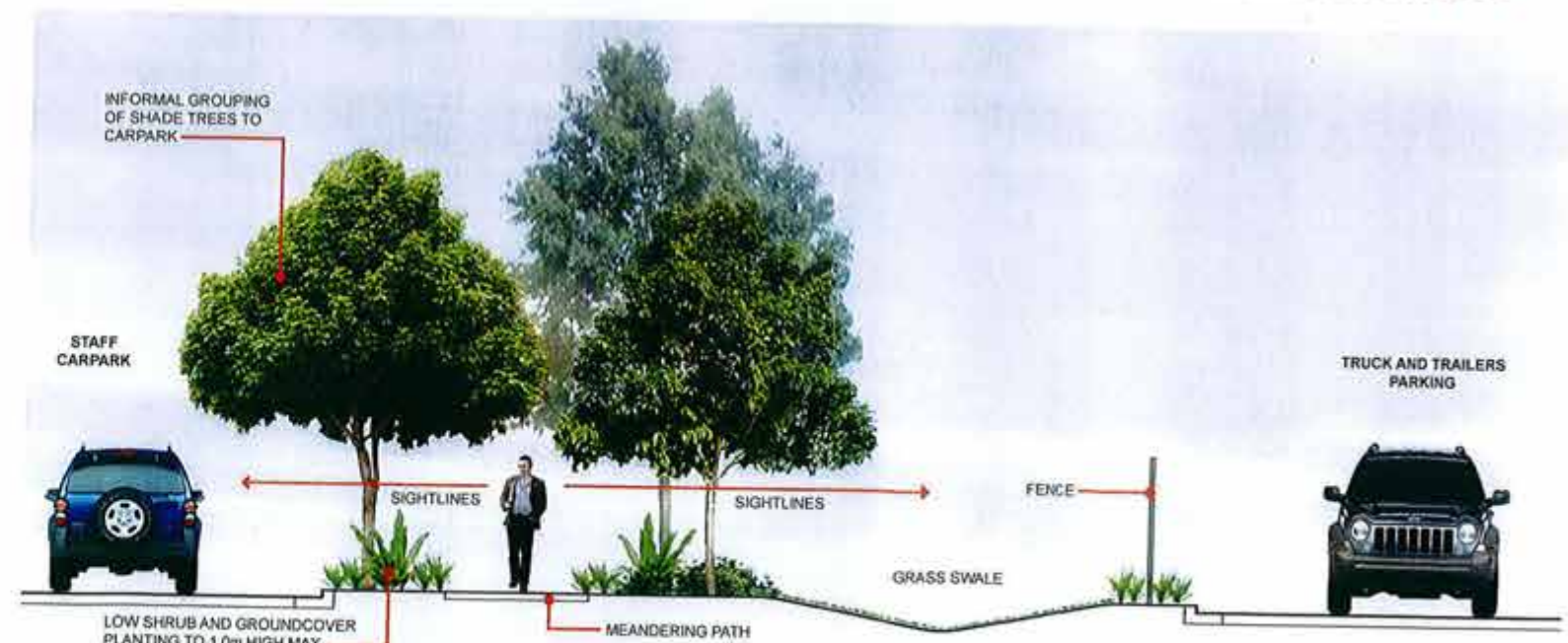
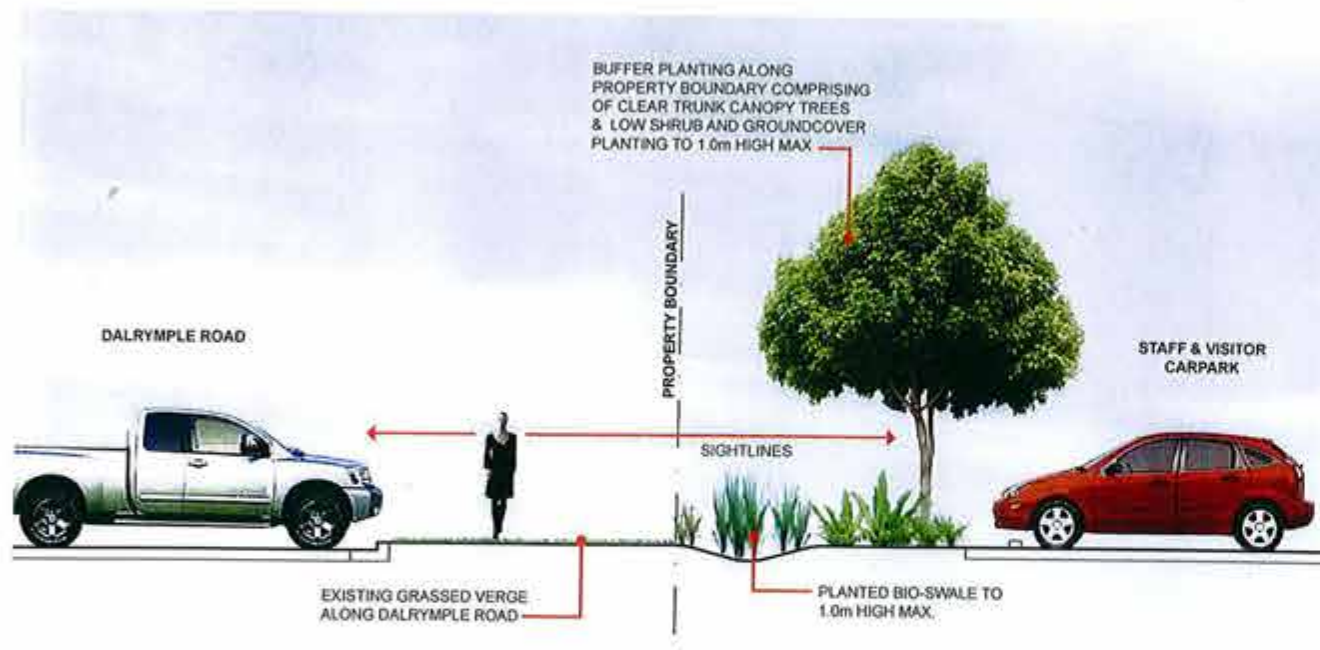
SUSTAINABILITY AND NATURAL ENVIRONMENT DA1051 B

Date: 16/12/2011



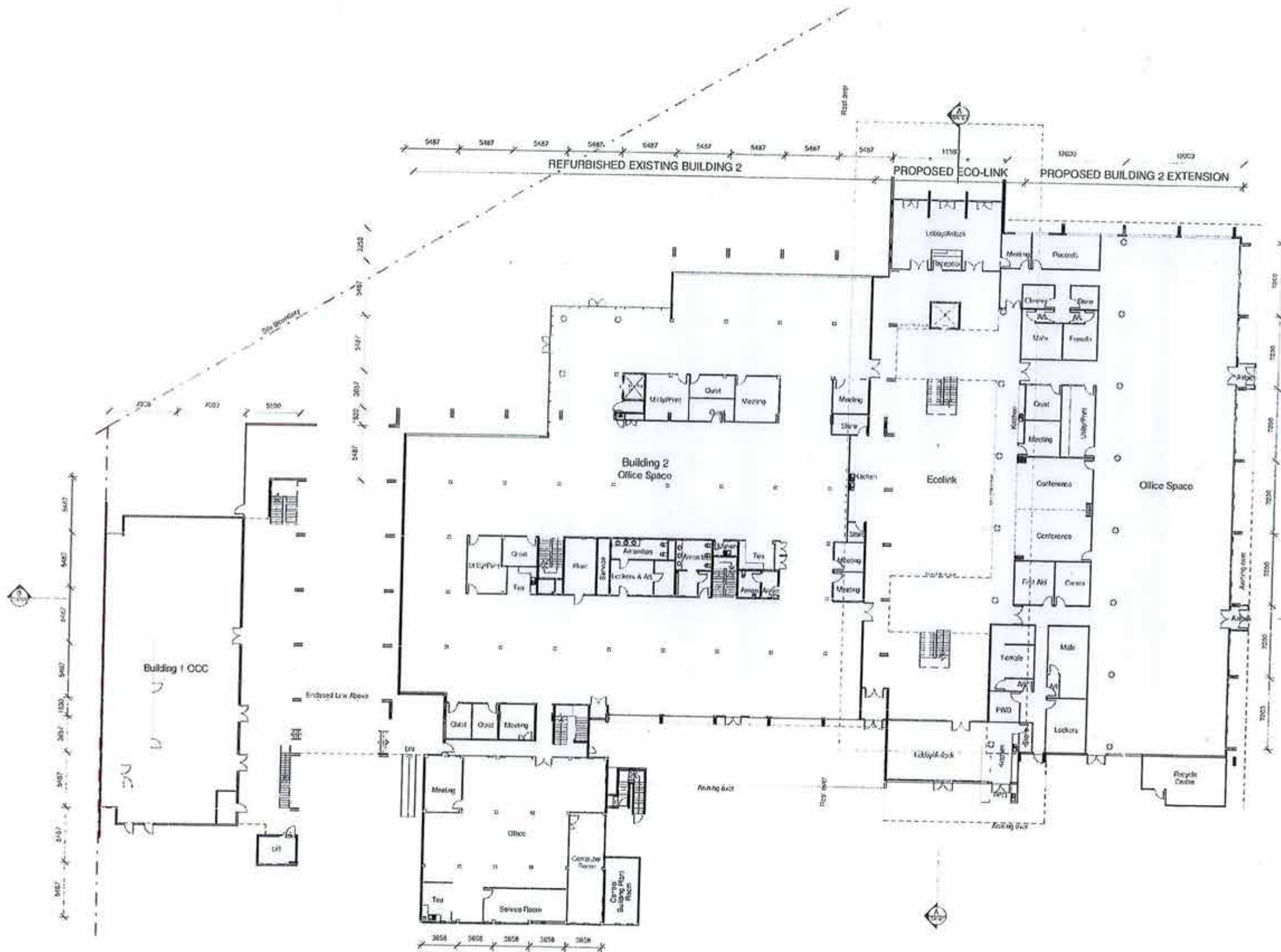


APPROVED SUBJECT  
TO CONDITIONS



TOWNSVILLE CITY COUNCIL  
REC: 10 FEB 2012  
PLANNING SERVICES

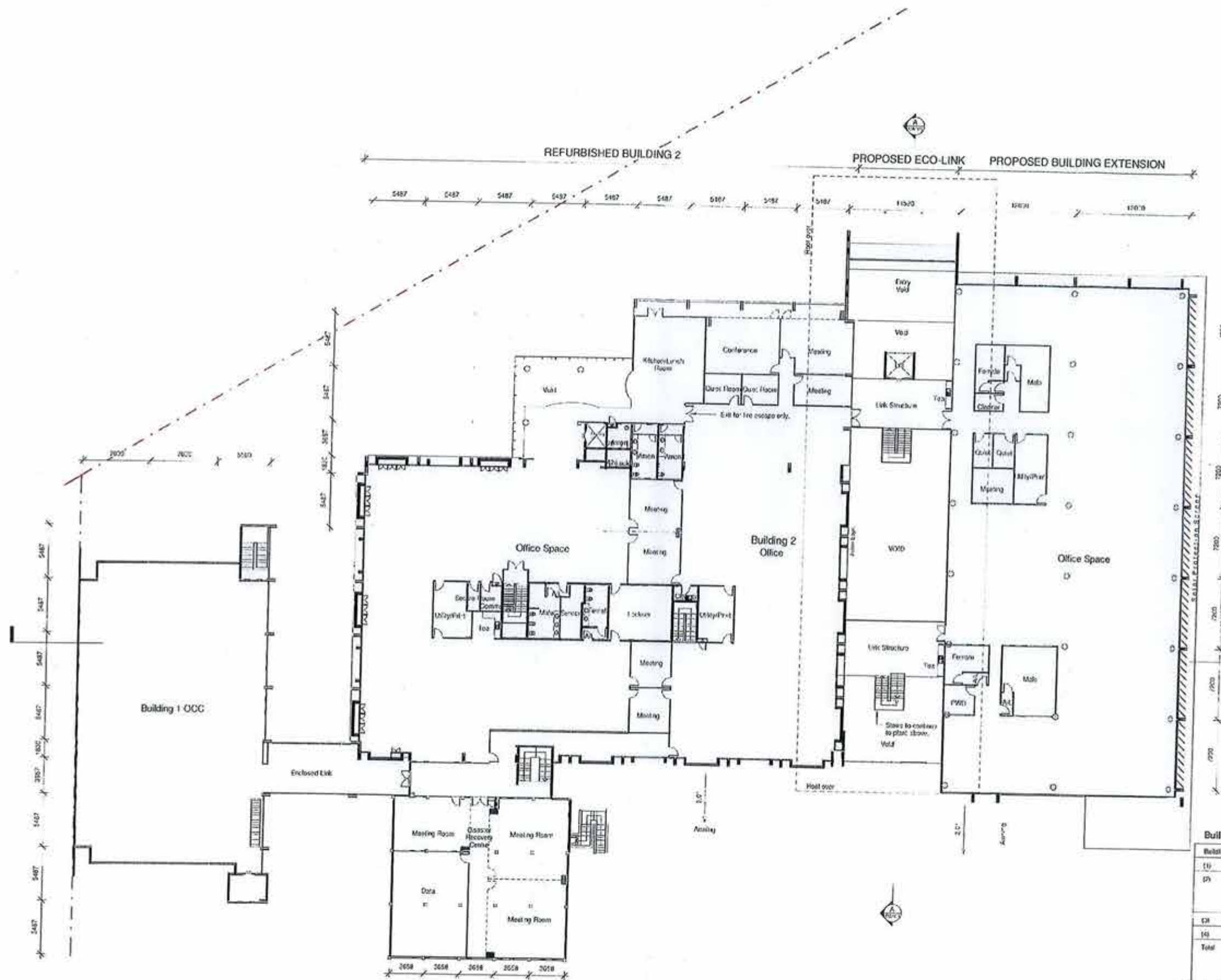




**APPROVED SUBJECT  
TO CONDITIONS**

Building & Floor Area's		
Building	Name	GFA
B1	Operation Control Centre (OCC)	1025m²
B2	Administration Building - Existing	4458m²
B2	Administration Building - Eco Link	942m²
B2	Administration Building - Extension	2507m²
B2	Laboratory Office Store & Workshop	390m²
B2	Logistics Warehouse	642m²
Total	Proposed	10,282m²
	Existing	23,509m²
	Difference	-4,117m²

Building 1 & 2 Proposed Ground Floor Plan  
1:200 @ A1

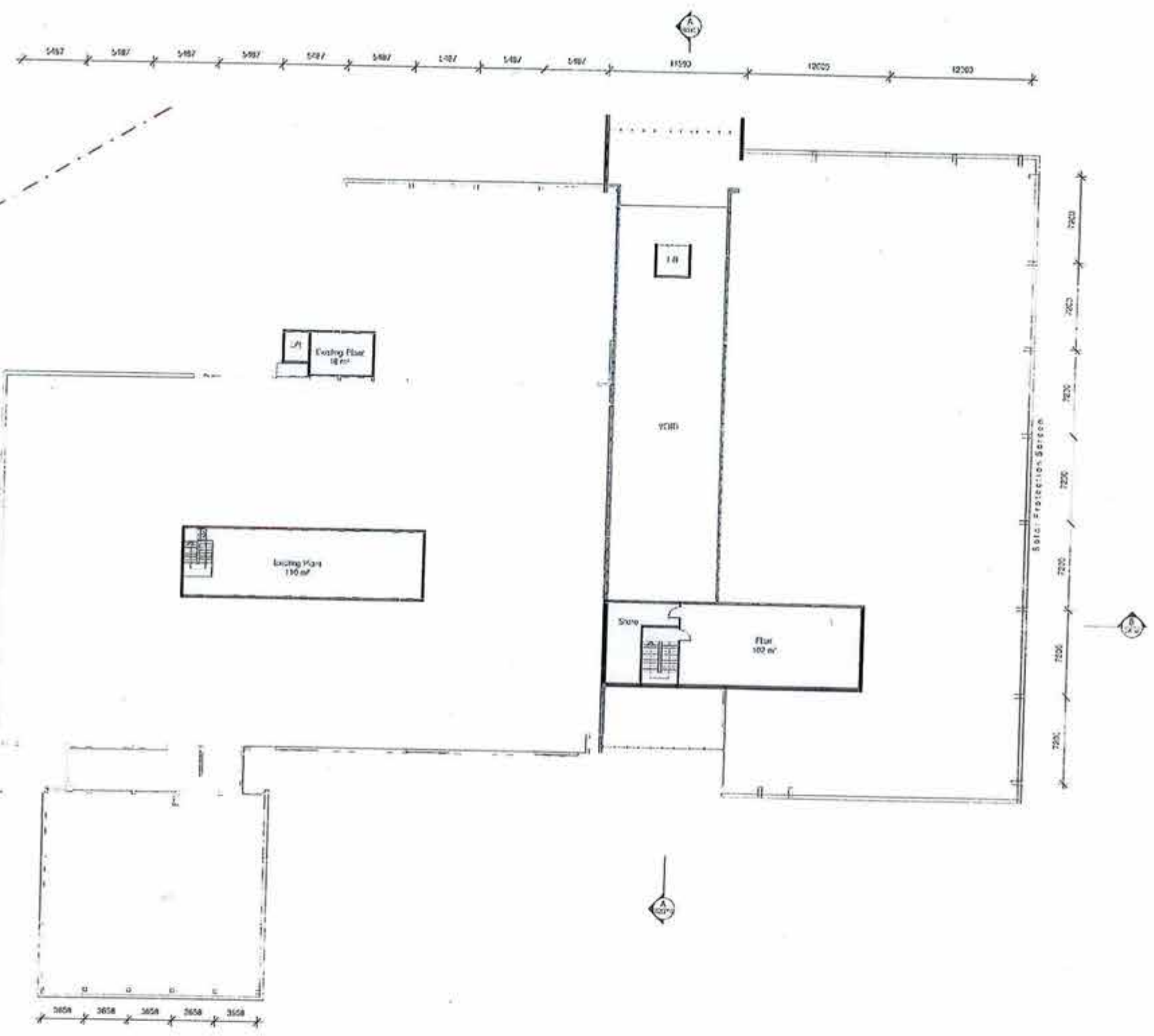


**APPROVED SUBJECT  
TO CONDITIONS**

Building & Floor Area's		
Building	Name	GFA
(1)	Operation Control Centre (OCC)	1059sq
(2)	Administration Building - Existing	4150sq
	Administration Building - Eco Link	1510sq
	Administration Building - Extension	2507sq
(3)	Logistics Office, Store & Workshop	3502sq
(4)	Logistics Warehouse	6111sq
Total		19,329sq
		Proposed
		Existing
		Difference
		-4,177sq

Building 1 & 2 Proposed First Floor Plan  
1:200 @ A1

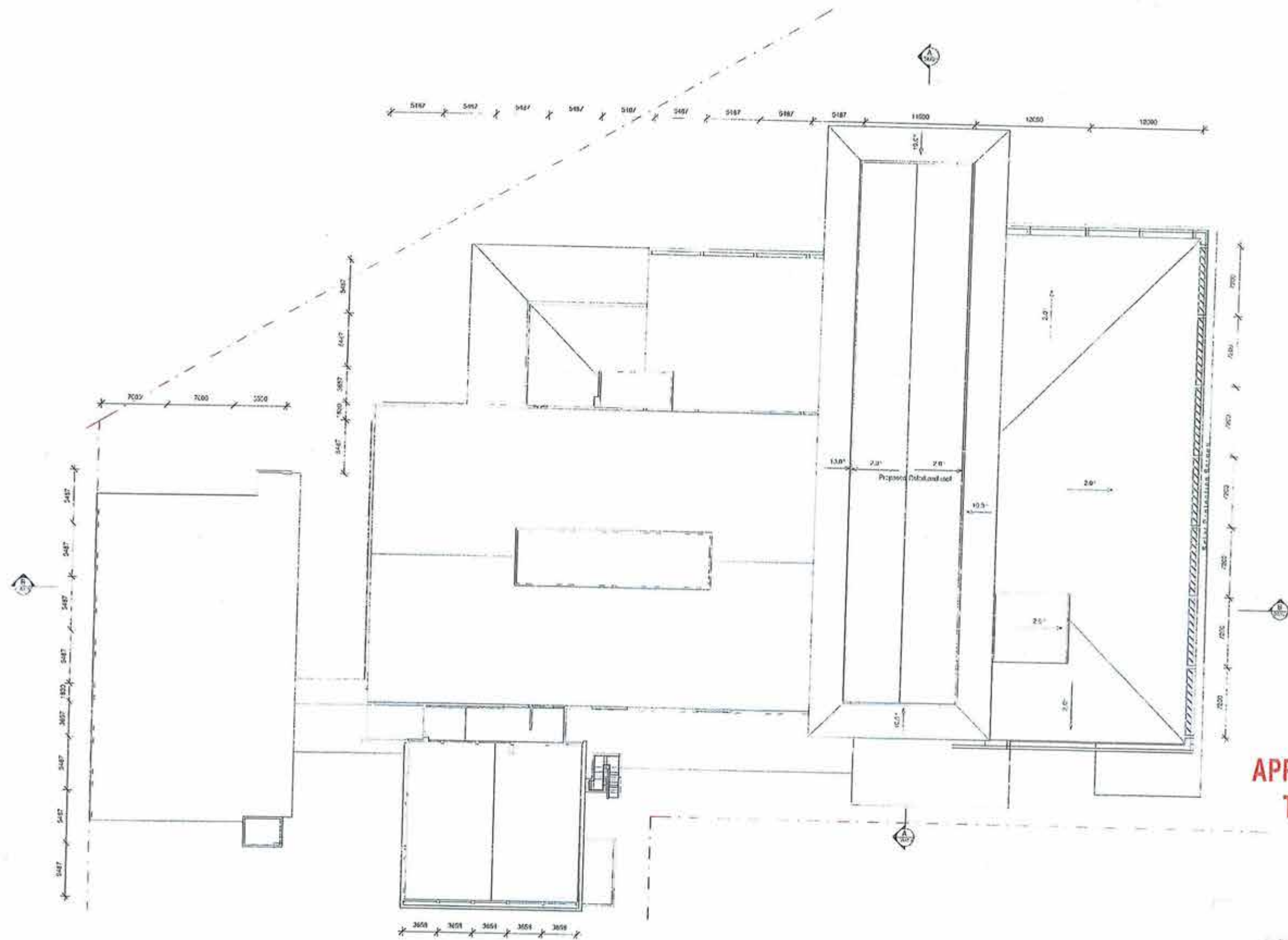




Building 1 & 2 Plant Floor Plan  
1:200 @ A1

**APPROVED SUBJECT  
TO CONDITIONS**

Building & Floor Area's		
Building	Name	GFA
(1)	Operation Control Centre (OCC)	1055m²
(2)	Administration Building - Existing	4450m²
	Administration Building - Loo Link	942m²
	Administration Building - Extension	250m²
(3)	Laboratory Office, Store & Workshop	3050m²
(4)	Logistics Warehouse	647m²
Total	Proposed	10,302m²
	Existing	23,529m²
	Difference	-13,227m²



**APPROVED SUBJECT  
TO CONDITIONS**

Building 1 & 2 Roof Plan  
1:200 @ A1





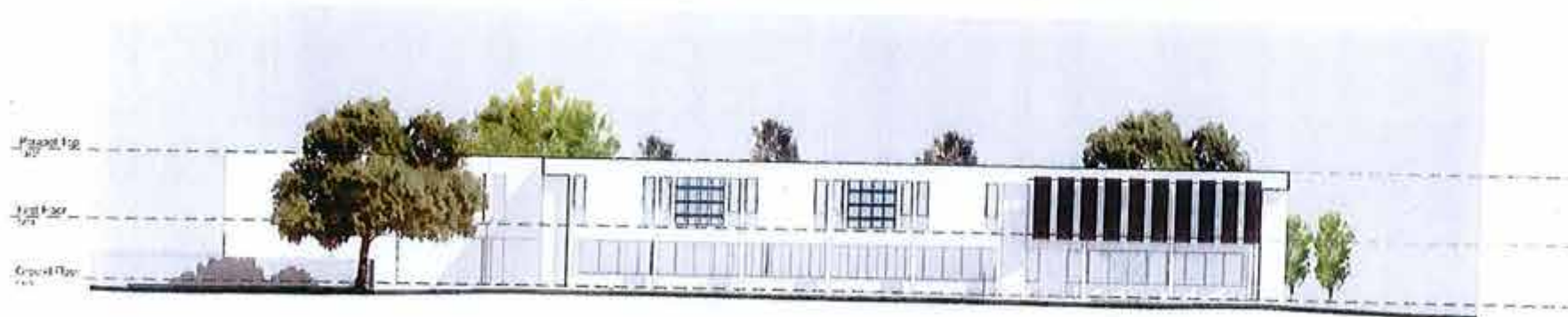
Building 2 Existing North Elevation  
1:200 @ A1

APPROVED SUBJECT  
TO CONDITIONS



Building 2 Proposed North Elevation  
1:200 @ A1





Building 2 Existing East Elevation  
1 : 200 @ A1



Building 2 Proposed East Elevation  
1 : 200 @ A1

**APPROVED SUBJECT  
TO CONDITIONS**



Building 2 Existing South Elevation  
1:200 @ A1

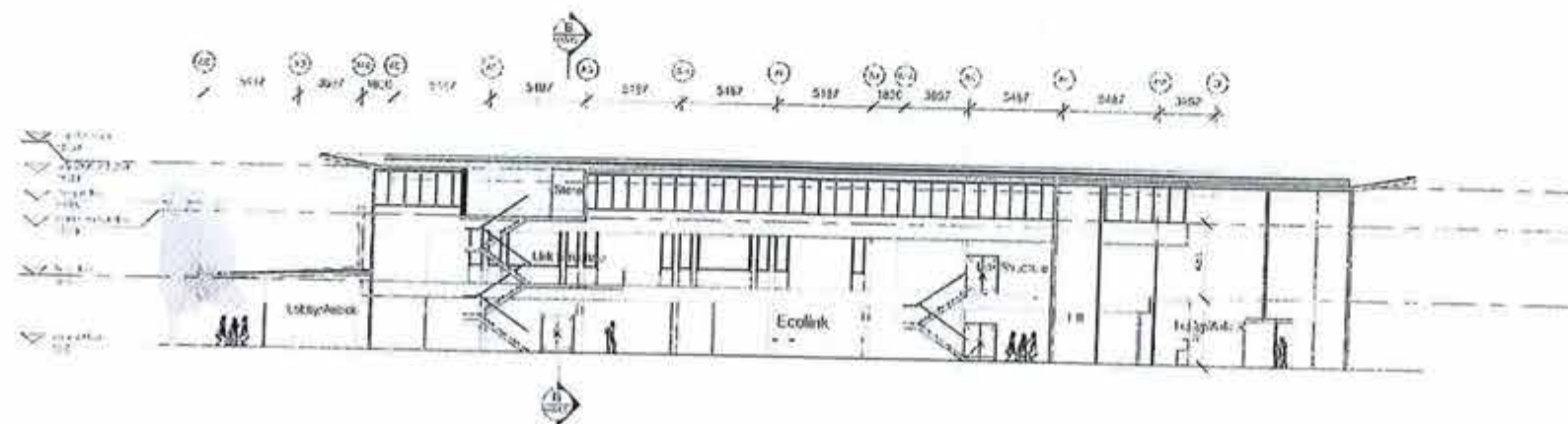


Building 2 Proposed South Elevation  
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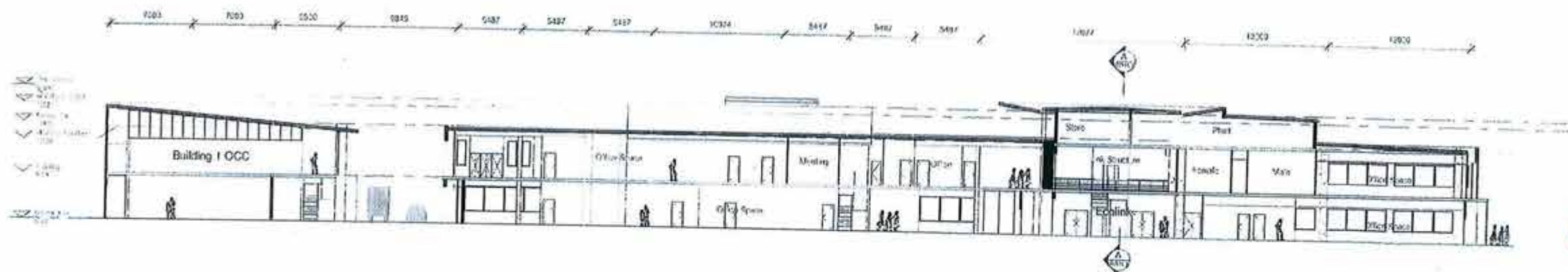
**APPROVED SUBJECT  
TO CONDITIONS**

1:200 @ A1  
14 MAR 2012  
TOWNVILLE



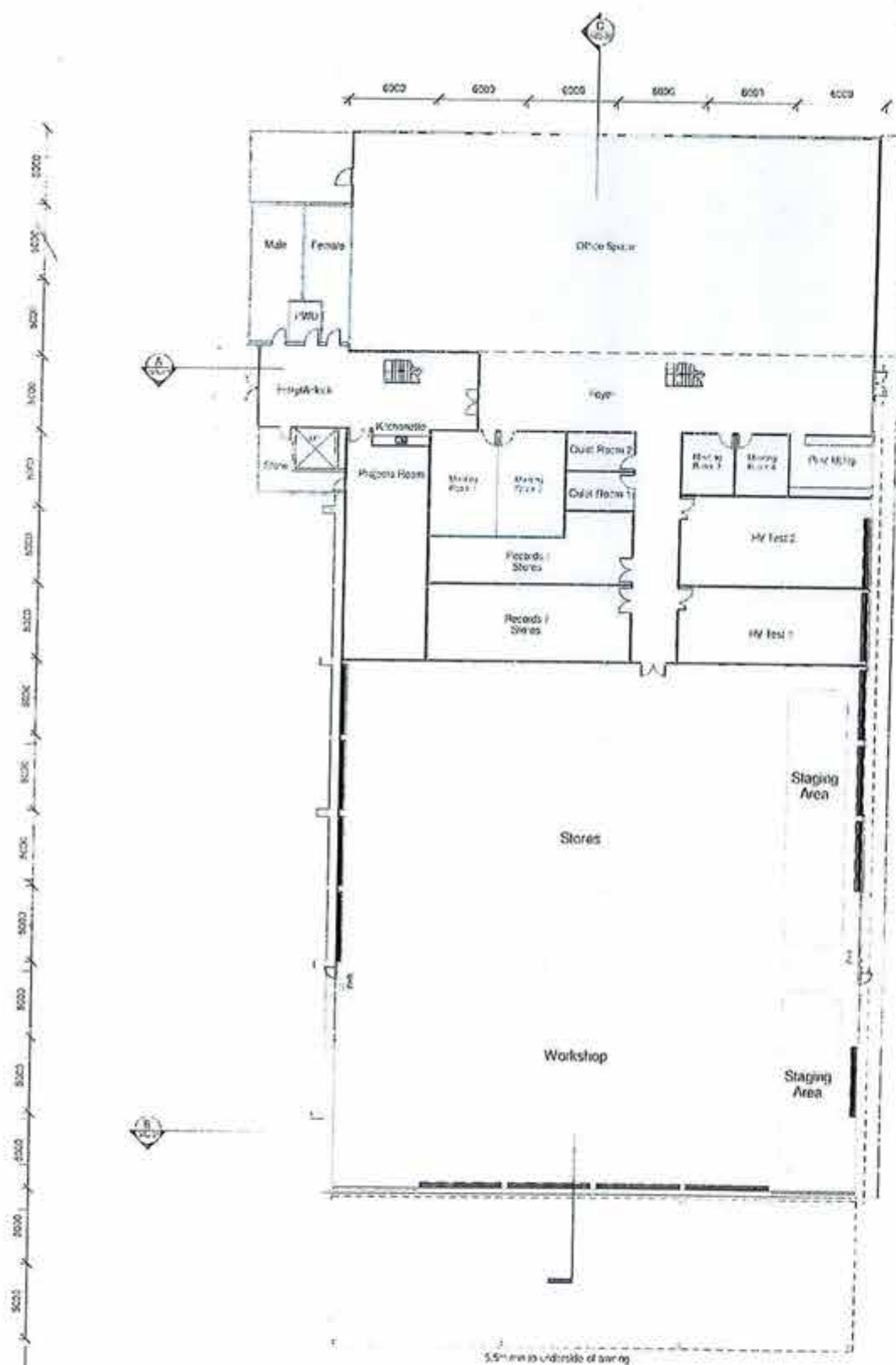


Building 1 & 2 Section A-A  
1 : 200



Building 1 & 2 Section B-B  
1 : 200

**APPROVED SUBJECT  
TO CONDITIONS**



Building 3 Proposed Ground Floor Plan  
1 : 200 @ A1



Building 3 Proposed First Floor Plan  
1 : 200 @ A1

APPROVED SUBJECT  
TO CONDITIONS

Building	Name	GFA
(1)	Operation Control Centre (OCC)	1653m <sup>2</sup>
(2)	Administration Building - Existing	4495m <sup>2</sup>
	Administration Building - Eco 1st	943m <sup>2</sup>
	Administration Building - Extension	2502m <sup>2</sup>
(3)	Laboratory, Office Space & Workshop	2502m <sup>2</sup>
(4)	Logistics Warehouse	6471m <sup>2</sup>
Total		15,312
		Proposed
		Existing
		Difference







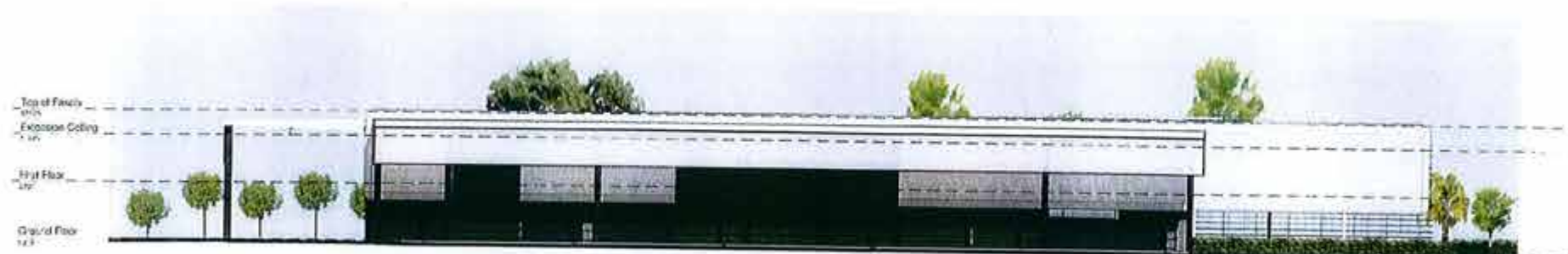
Building 3 Existing North Elevation  
1:200 @ A1



Building 3 Proposed North Elevation  
1:200 @ A1



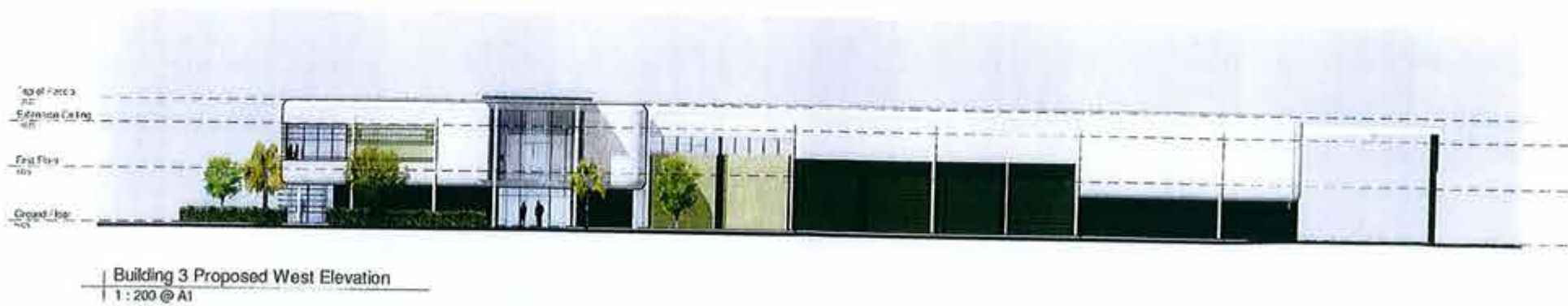
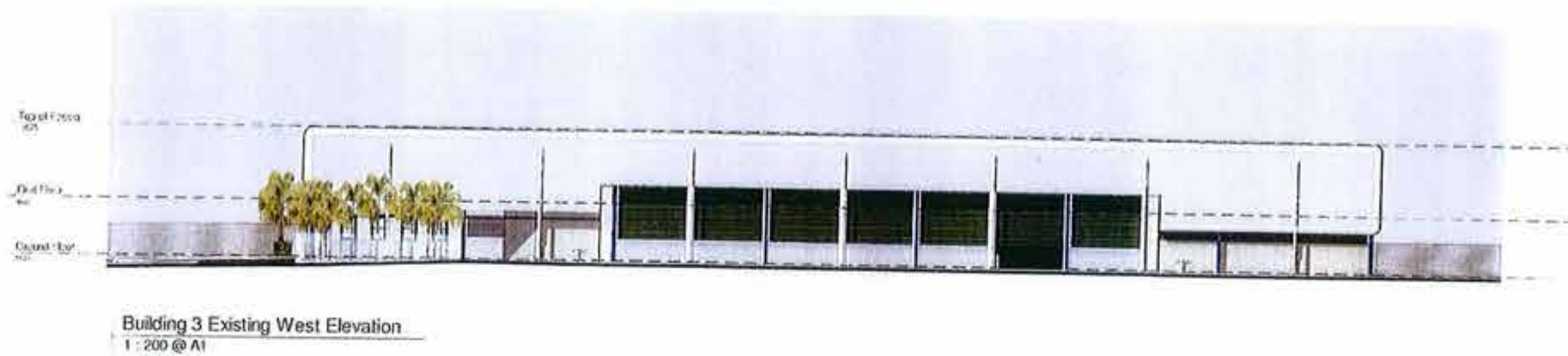
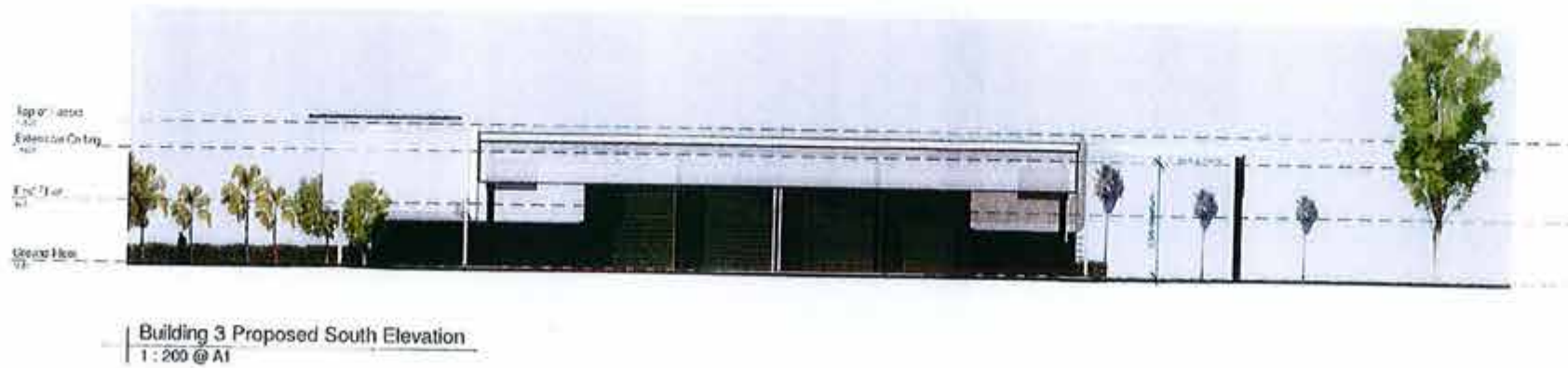
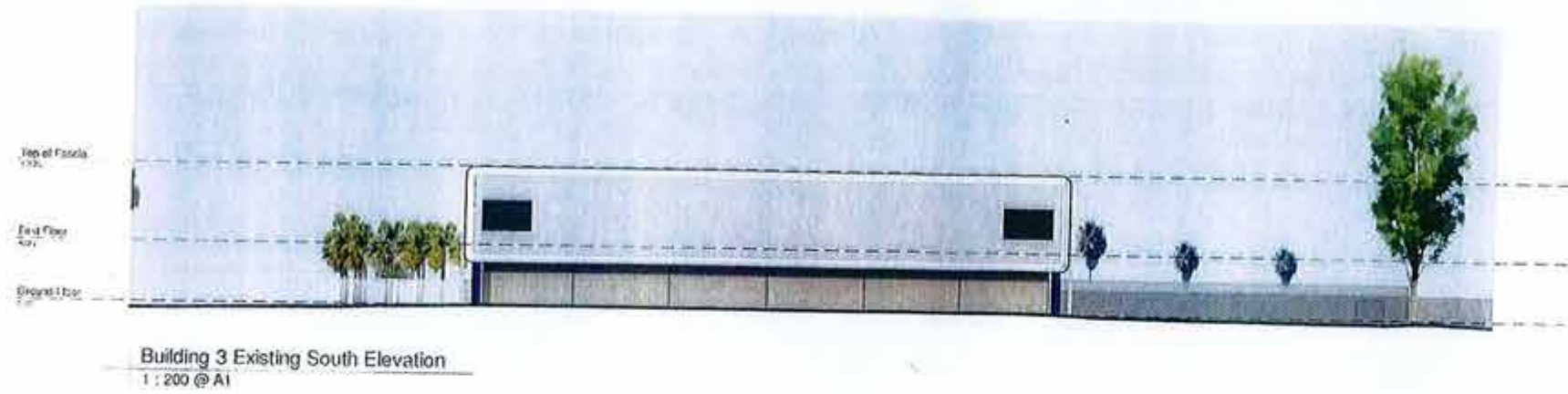
Building 3 Existing East Elevation  
1:200 @ A1



Building 3 Proposed East Elevation  
1:200 @ A1

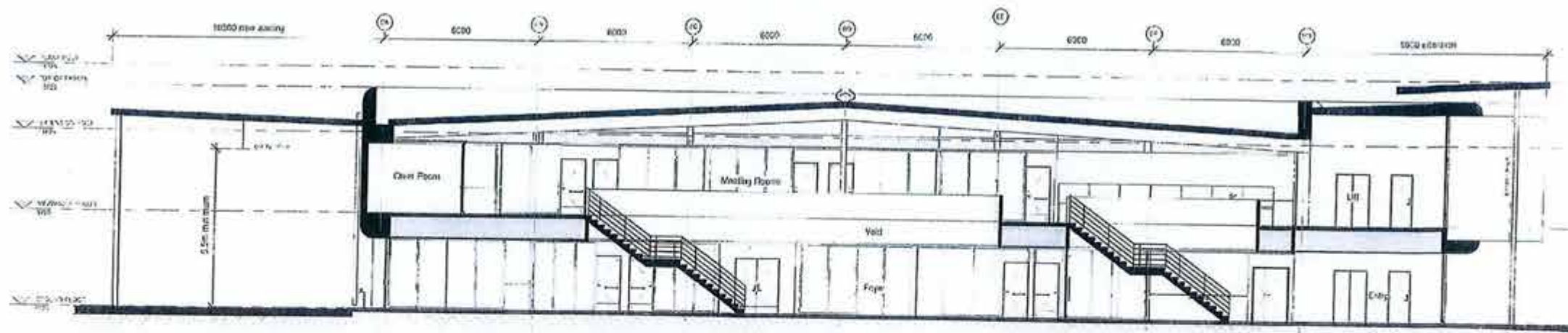
**APPROVED SUBJECT  
TO CONDITIONS**



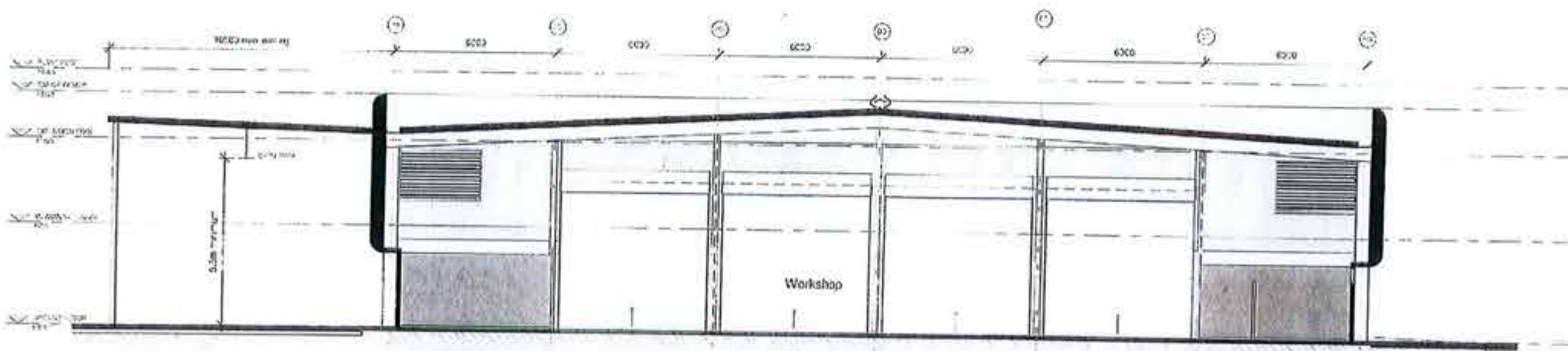


APPROVED SUBJECT  
TO CONDITIONS



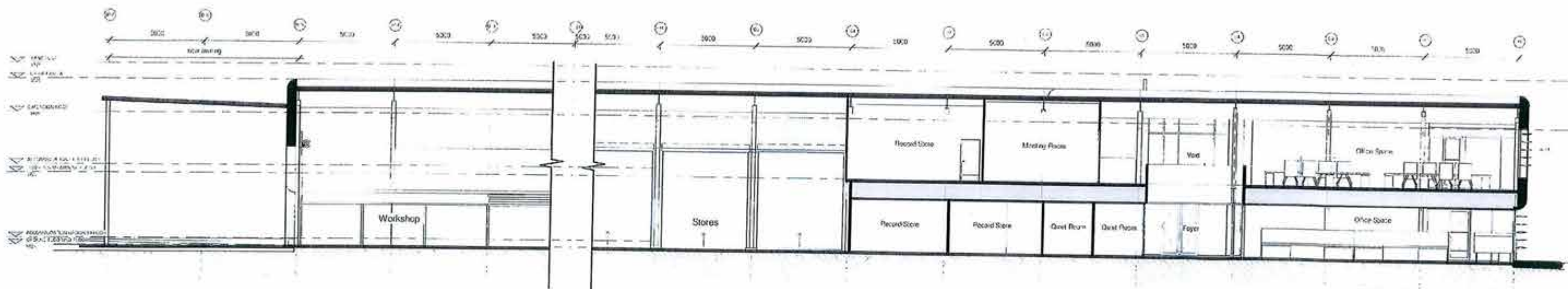


Building 3 Section A-A  
1:100 @ A1

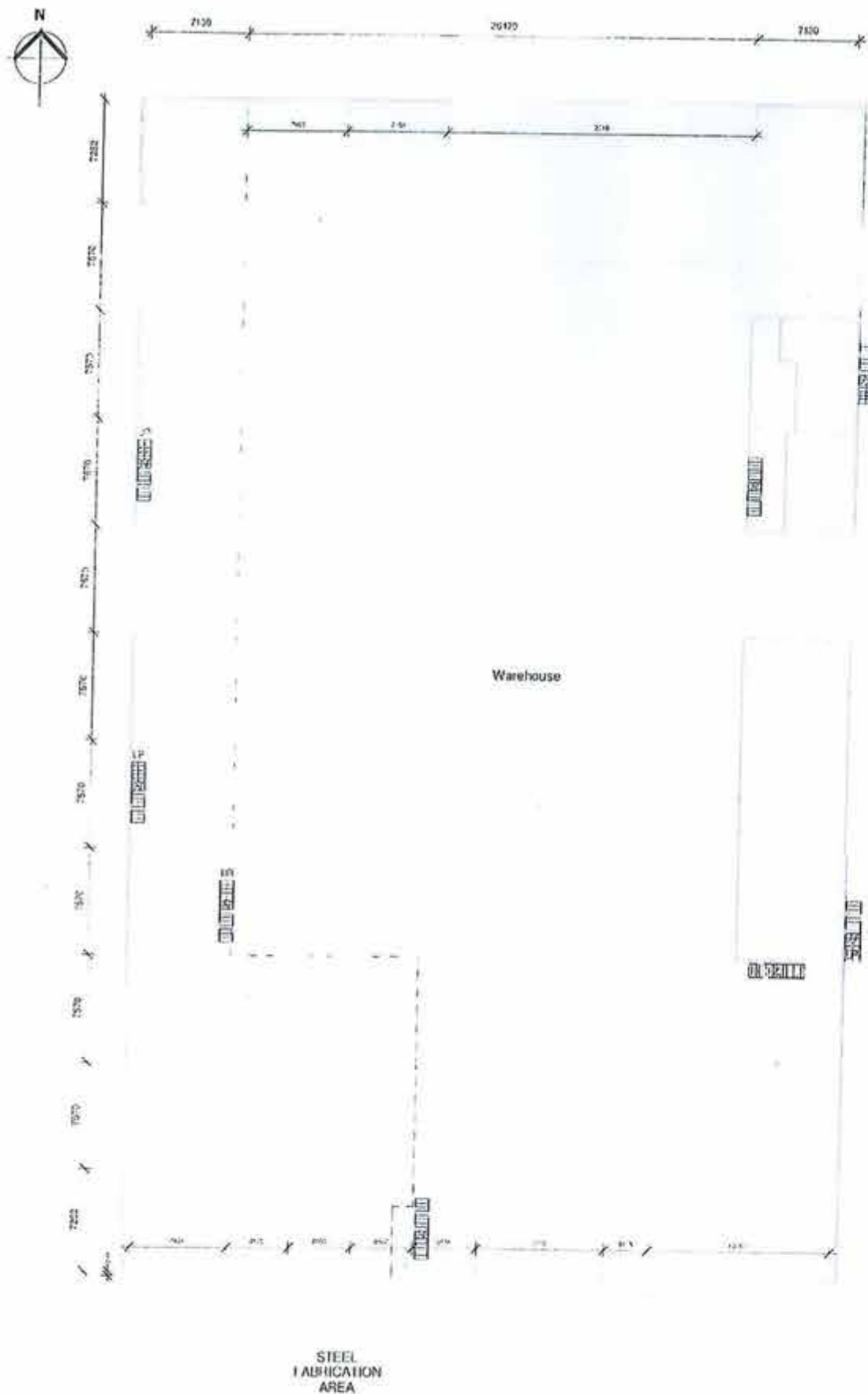


Building 3 Section B-B  
1:100 @ A1

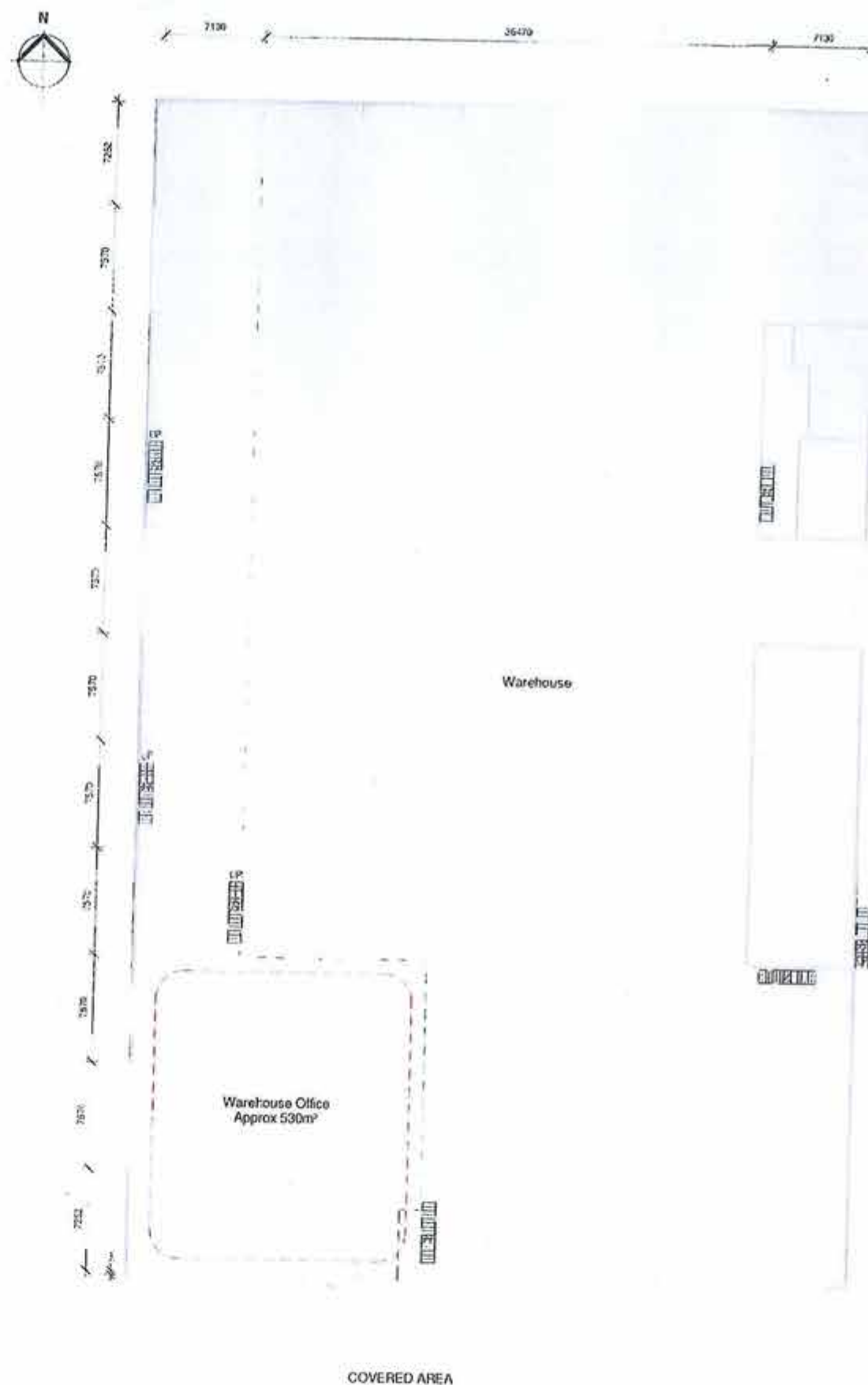
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Building 3 Section C-C  
1:100 @ A1



Building 4 Existing Ground Floor Plan  
1:200 @ A1



Building 4 Proposed Ground Floor Plan  
1:200 @ A1

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TO CONDITIONS**

Building & Floor Area's

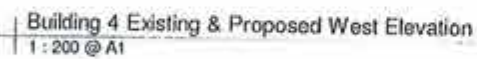
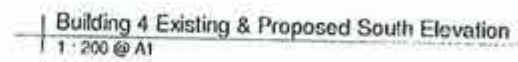
Building	Name	GFA
(1)	Operational Control Centre (OCC)	1909m²
(2)	Administration Building - Existing	4458m²
	Administration Bldg - Existing	843m²
	Administration Building - Extension	2587m²
(3)	Laboratory Office, Store & Workshop	3362m²
(4)	Logistics Warehouse	647m²
Total		19,392m²
		Footprint
		23,526m²
		Distance
		4,117m²











APPROVED SUBJECT  
TO CONDITIONS

