

3 January 2020



Our Ref: DA3545

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd
Level 4
215 Adelaide Street
BRISBANE QLD 4000

Ipswich City Council
PO Box 191
IPSWICH QLD 4350

Via Email - Kgrainer@ethosurban.com

council@ipswich.qld.gov.au

Attn - Keri Grainer

Attn - Sandeep Nanjappa
Council Ref - 3827/2019/CA

Dear Sir/Madam

Minor Change Application - Affected Entity Response

Transmission Infrastructure Impacted	
Transmission Corridor	Greenbank - Swanbank Tee 275kV Transmission Line Corridor Swanbank Tee - Mudgeeraba 275kV Transmission Line Corridor
Easement ID	Not Applicable
Location Details	
Street address	7006 Unnamed Road Swanbank and Lot 6 Unnamed Road Swanbank
Real property description	Lot 402 on SP283238 and Lot 6 on SP196914
Local government area	Ipswich City Council
Application Details	
Proposed development:	Combined Approval for Reconfiguring a Lot and Material Change of Use
Approval sought	Development Permit

We refer to the above minor change application which has been referred to Powerlink Queensland as an affected entity in accordance with the provisions of the *Planning Act 2016*.

We have reviewed the changes to the development application as detailed in email (and attachment) dated 2 January 2020 from the Ipswich City Council to Powerlink Queensland. We re-affirm the advice contained in our letter dated 2 December 2019, subject to the following amendment:

In relation to Item No. 2 of the 'Advice to Council and the Applicant' section of our response (third page) we had included incorrect contact details. The **correct contact details** should be:

"Powerlink's Works Control Manager, Operations and Service Delivery, Easement Maintenance (Sarah Beames - Ph 3866-1087)"

rather than

"our Easement Maintenance Service Provider (Ergon Energy - Peter Gorrie - ph 0417 199 931)".

Any further works should be in accordance with Powerlink Queensland's general conditions and guidelines when considering works either on a Powerlink Queensland easement or in the vicinity of Powerlink Queensland assets.

For further information please contact Bernie Darch (Property Services Advisor) on (07) 3866 1313 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely



Brandon Kingwill
MANAGER PROPERTY

2 December 2019



Our Ref: DA3506

Ipswich City Council
PO Box 191
IPSWICH QLD 4350

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Attention: Sandeep Nanjappa
By Email: council@ipswich.qld.gov.au
development@ipswich.qld.gov.au

Attention: Keri Grainger
By Email: kgrainger@ethosurban.com

Dear Sir / Madam

Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Greenbank – Swanbank Tee (275kv) Transmission Line Corridor Swanbank Tee – Mudgeeraba (275kv) Transmission Line Corridor
Location Details	
Street address	7006 Unnamed Road, Swanbank Lot 6 Unnamed Road, Swanbank
Real property description	Lot 402 on PS283238 Lot 6 on SP196914 (for access purposes)
Local government area	Ipswich City Council
Application Details	
Proposed development:	Combined Approval For Reconfiguring a Lot and Material Change Of Use
Approval sought	Development Permit

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

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2016*, Powerlink Queensland is a **Referral Agency (Advice)** for the above development application.

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

1. For **reconfiguring a lot** – all or part of the lot is subject to a transmission entity easement which is part of the transmission supply network (Table 1 1(a))
2. For **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 2 1b)

PLANS AND REPORTS ASSESSED

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

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

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Proposed Reconfiguration Plan	Jensen Bowers	26/02/2019	UD-7808-030-C	
Proposed Site Plan WMI / Biogas Waste Management	Jensen Bowers	05/03/2019	UD-7808-022-J	
Proposed Elevations WMI / Biogas Waste Management	Jensen Bowers	05/03/2019	UD-7808-032-B	
Wood Mulching Industries Swanbank Queensland Site Layout			J115-100	
Wood Mulching Industries Swanbank Queensland Civil Layout			J115-103	
Wood Mulching Industries Swanbank Queensland Process Flow Diagram			J115-004	

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

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

For further information please contact Bernie Darch, Property Services Advisor, on (07) 3866 1313 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely,



for: Brandon Kingwill
Manager Property

ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

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

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1. Any variation to the proposed works as detailed will require resubmission for reconsideration and consent (or otherwise).	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.
3	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met. To ensure the integrity of the easement is maintained.

Advice to Council and the Applicant

1. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

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

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

2. We draw your attention to the obligations and requirements of the Electrical Safety Act 2002 ("the Act") including any Code of Practice under the Act and the Electrical Safety Regulation 2013 ("the Regulation") including any safety exclusion zones defined in the Regulation.

In respect to this application the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **275,000-volt** wires and exposed electrical parts.

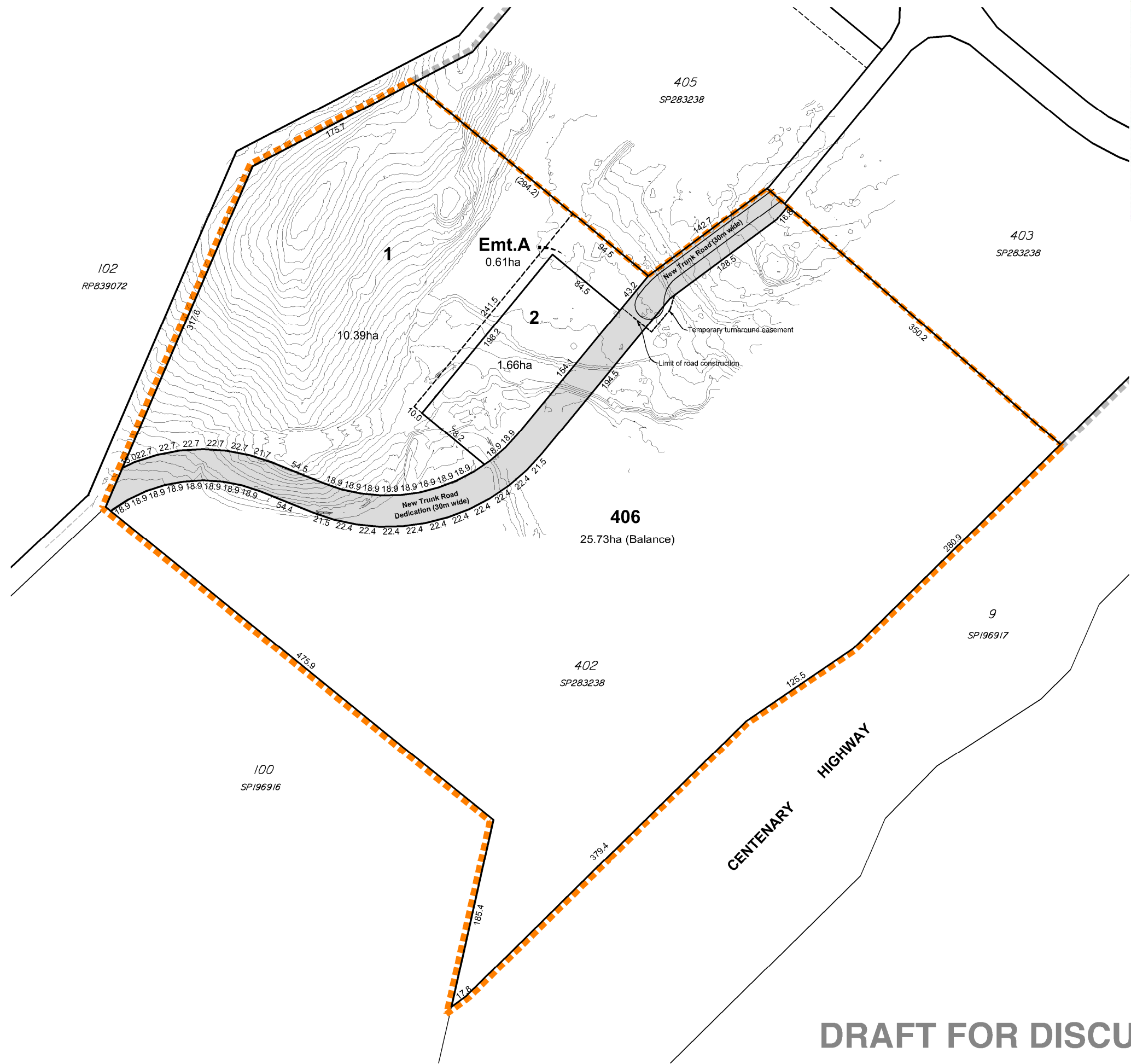
Should any doubt exist in maintaining the prescribed clearance to the conductors and electrical infrastructure, then the applicant is obliged under the Act to seek advice from Powerlink.

ATTACHMENT 2 – ASSESSED PLANS



DATE ASSESSED:

29/11/2019



Notes

RP Description: Lot 402 on SP283238
Local Authority: Ipswich City Council
Contour interval: 1.0m

Lots 1 & 2 are intended for industrial / special use purposes.
Lot 406 is intended as a balance lot for future development.
Emt. A within proposed Lot 1 is in favour of Lot 2 of access, services and shared facilities purposes.

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

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Development Summary

Total Site Area	40.10ha (title)
Park / Open Space Area	N/A
Road Area	2.32ha
Length of New Road	760m
Industrial Lots	2
Balance Lots	1
Total Lots	3

DRAFT FOR DISCUSSION PURPOSES



SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS

jensenbowers.com.au

72 Costin Street, Fortitude Valley, Qld. 4006 | PO Box 799, Spring Hill, Qld. 4004 T (07) 3852 1771

© Jensen Bowers Group Consultants Pty Ltd ABN. 52 010 872 607

Drawing Ref: UD-7808-030-C
Date: 26/02/2019
Scale: 1:4000 @ A3

0 40 80 120 160m

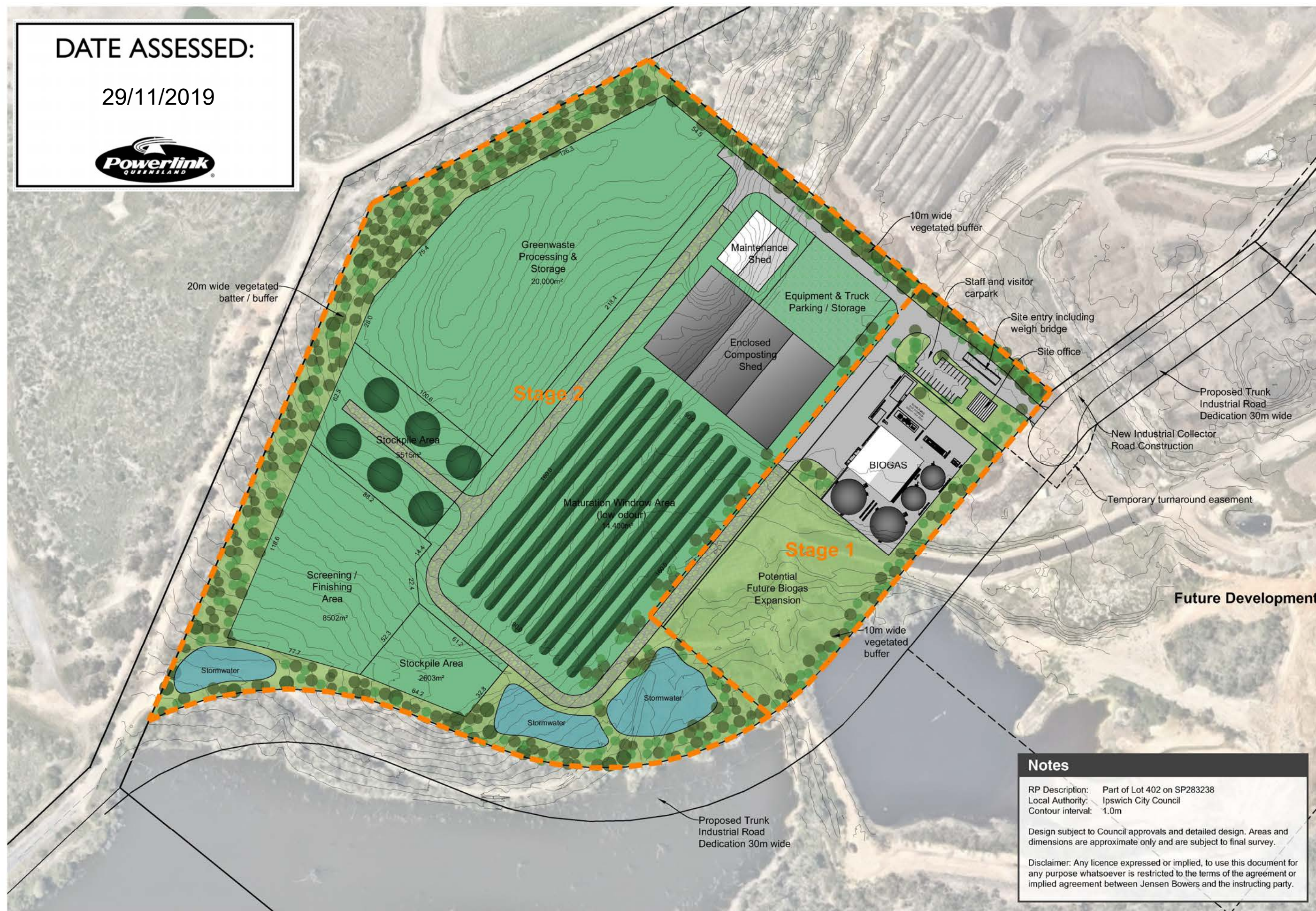
Proposed Reconfiguration Plan

Centenary Highway, Swanbank
for Swanbank Industrial Park Pty Ltd



DATE ASSESSED:

29/11/2019



Notes

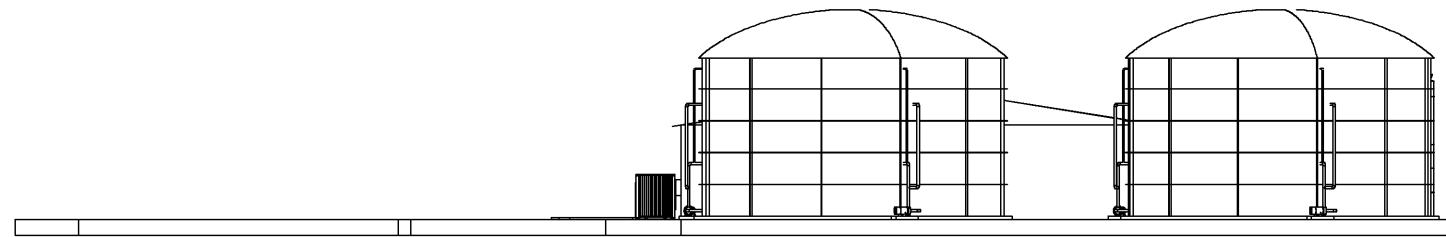
RP Description: Part of Lot 402 on SP283238
Local Authority: Ipswich City Council
Contour interval: 1.0m

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

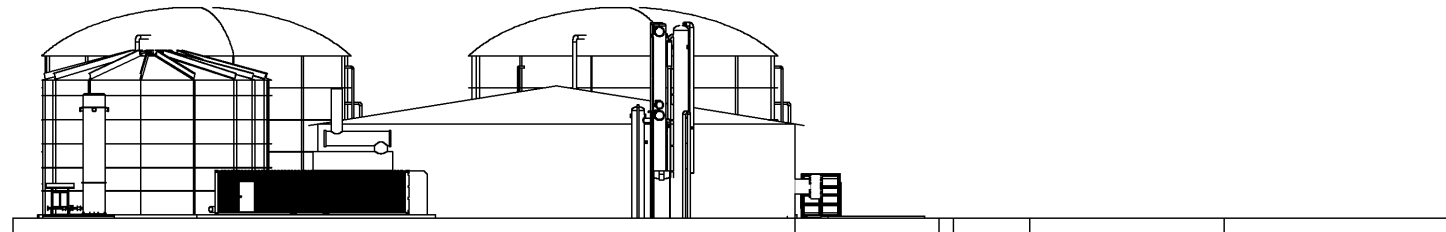
Disclaimer: Any licence expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Jensen Bowers and the instructing party.

DATE ASSESSED:

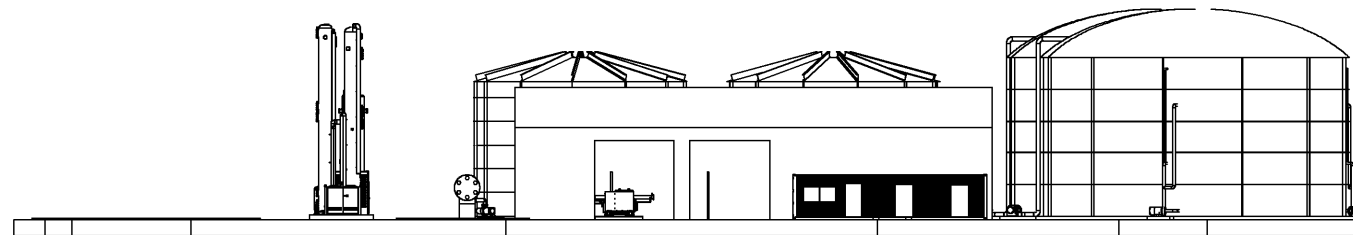
29/11/2019



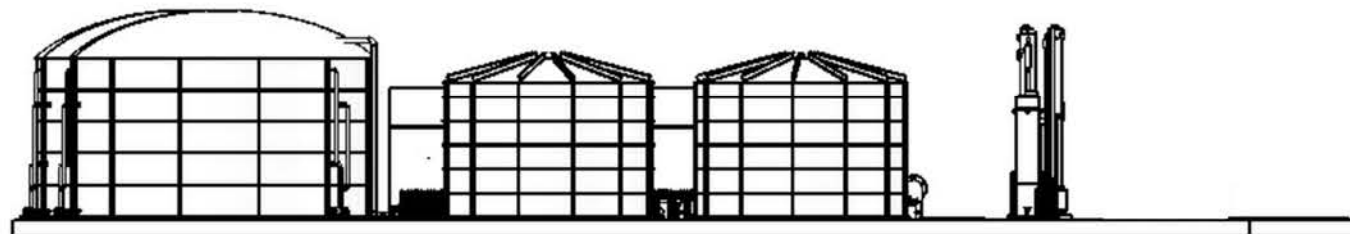
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



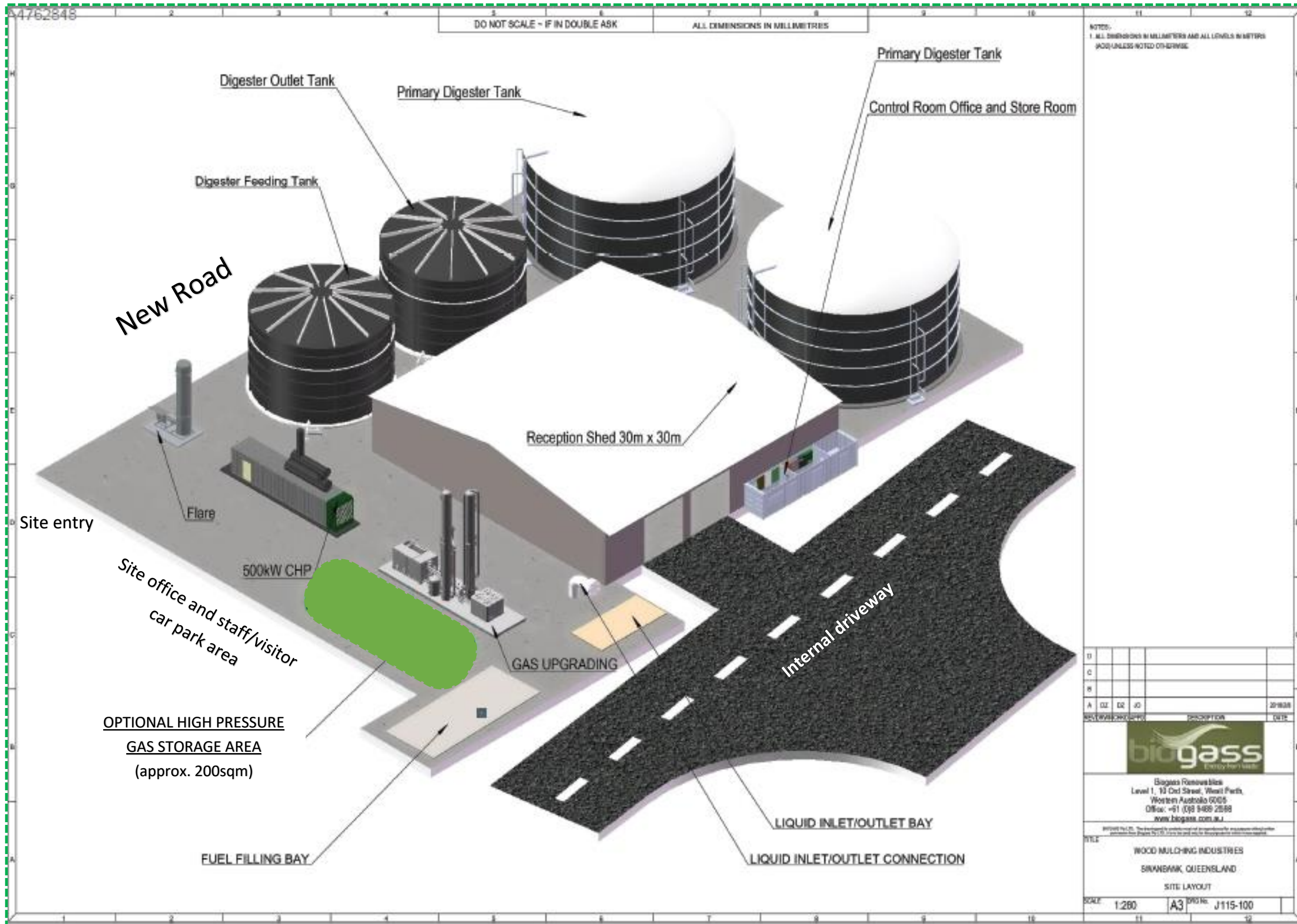
SOUTH EAST ELEVATION

Notes

Elevations as per Biogas Renewables Pty Ltd drawing no. J115-102 dated 8/2/2018. Refer to full report for specific details.

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

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A4762848

DO NOT SCALE - IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

NOTES:
1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METERS.
(A00) UNLESS NOTED OTHERWISE

FUEL FILLING BAY

LIQUID INLET/OUTLET BAY

CONTROL ROOM OFFICE AND STORE ROOM

RECEPTION SHED 30m X 30m

LIQUID INLET/OUTLET CONNECTION

OPTIONAL HIGH
PRESSURE GAS
STORAGE AREA
(approx.
200sqm)

GAS UPGRADE BIOMETHANE GAS STORAGE

PRIMARY DIGESTER TANK
PRIMARY DIGESTER TANK

Bio-Filter

500kW CHP



Flare

Digester Outlet Tank

Digester Feeding Tank

D					
C					
B					
A	02	02	00		20/03/09
BIOGAS PROJECT				DESCRIPTION	DATE
Biogas Portonville Level 1, 10 Old Street, West Perth, Western Australia 6005 Office: +61 (0)8 9489 2888 www.biogas.com.au					
<small>BIOGAS Portonville: The development of a sustainable and environmentally friendly energy source using organic waste from the Portonville landfill site. The project is a joint venture between Biogas Portonville and the City of Perth.</small>					
TITLE WOOD MULCHING INDUSTRIES BRANDARK, QUEENSLAND					
CIVILS LAYOUT SCALE 1:250 A3 PROJECT J115-103					

ALL DIMENSIONS IN MILLIMETRES.

1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES
(UNLESS NOTED OTHERWISE)



Solgard Renewables Pty Ltd
201 Arrow Road, Leederville
Western Australia 6104
Office: +61 8 95 6258 7126
www.solgard.com.au

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100

VIN ADVICE

Quotient

PROCESS FLOW DIAGRAM

DATE	MTS	A3	TRUCK	215-001
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ANNEXURE A – GENERIC REQUIREMENTS

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

1. POWERLINK INFRASTRUCTURE

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

2. STRUCTURES

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

3. EXCLUSION ZONES

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

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

4. ACCESS AND EGRESS

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

5. APPROVALS (ADDITIONAL)

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

6. MACHINERY

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

7. EASEMENTS

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

8. EXPENDITURE AND COST RECOVERY

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

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

9. EXPLOSIVES

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

10. BURNING OFF OR THE LIGHTING OF FIRES

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

11. GROUND LEVEL VARIATIONS**Overhead Conductors**

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

Underground Cables

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

12. VEGETATION

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

13. INDEMNITY

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

14. INTERFERENCE

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

15. REMEDIAL ACTION

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

16. OWNERS USE OF LAND

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

17. ELECTRIC AND MAGNETIC FIELDS

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

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

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

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

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

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

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