



31 August 2021

Our Ref: DA4335
MSLink108157

Capricorn Survey Group CQ
132 Victoria Parade
ROCKHAMPTON QLD 4700

Rockhampton Regional Council
PO Box1860
ROCKHAMPTON QLD 4700

Attention: Richard Day
Email: reception@csgcq.com.au

Attention: Amanda O'Mara
Email: enquiries@rrc.qld.gov.au
Application: D/105-2021

Dear Mr Day

Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Callide A – Rockhampton 132 kV Transmission Line
Easement ID	Emt B on RP610537 Dealing No. 602671462
Location Details	
Street address	75 Reaney Street, The Common
Real property description	Lot 186 on LN1397
Local government area	Rockhampton Regional Council
Application Details	
Proposed development:	Development Permit for a Material Change of Use for Outdoor Sport and Recreation and Preliminary Approval for Building Works Assessable against the Planning Scheme
Approval sought	Development Permit and Preliminary Approval

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 **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)
2. For **operational work** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 3 1a)

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

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

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
Rockhampton Jockey Club Proposed Master Site Plan		28/07/2020	WD 01	E
Proposed Ground Floor Plan		28/07/2021	WD 02	E
Proposed First Floor Plan		28/07/2021	WD 03	E
Proposed Elevations		28/07/2021	WD 04	E

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 our Property Services Team 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.	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 terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	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

- Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
- This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.
- 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.

- Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.

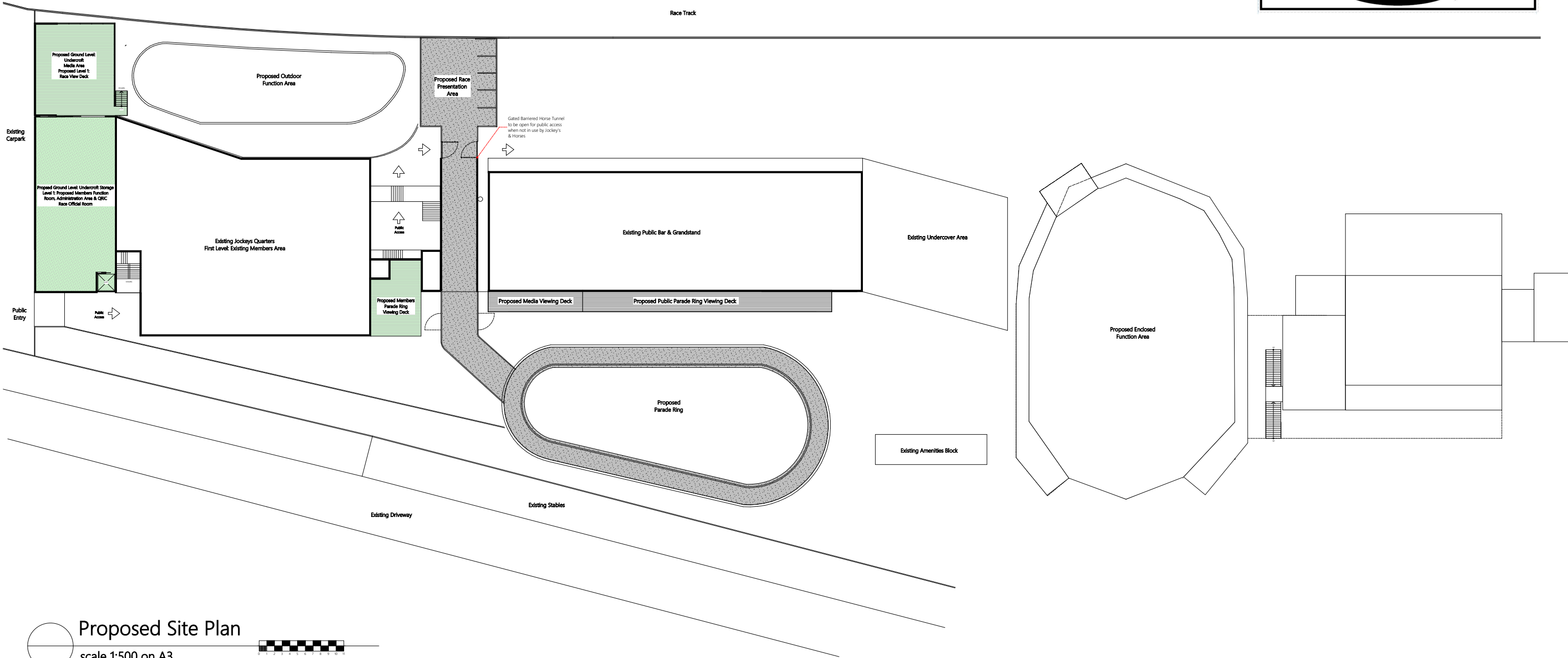
In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is **three (3) metres** from the **132,000-volt** wires and exposed electrical parts.

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

ATTACHMENT 2 – ASSESSED PLANS

Do Not Scale Off
Drawings

DATE ASSESSED:
31/08/2021



Proposed Site Plan
scale 1:500 on A3

NOTES	
<div></div>	PROPOSED DEVELOPMENT

NOTES	
<div></div>	PROPOSED DEVELOPMENT

ROCKHAMPTON JOCKEY CLUB
PROPOSED MASTER SITE PLAN

SCHEMATIC DESIGN
(DETAILED PLANS TO BE SUPPLIED AT FUTURE DATE)

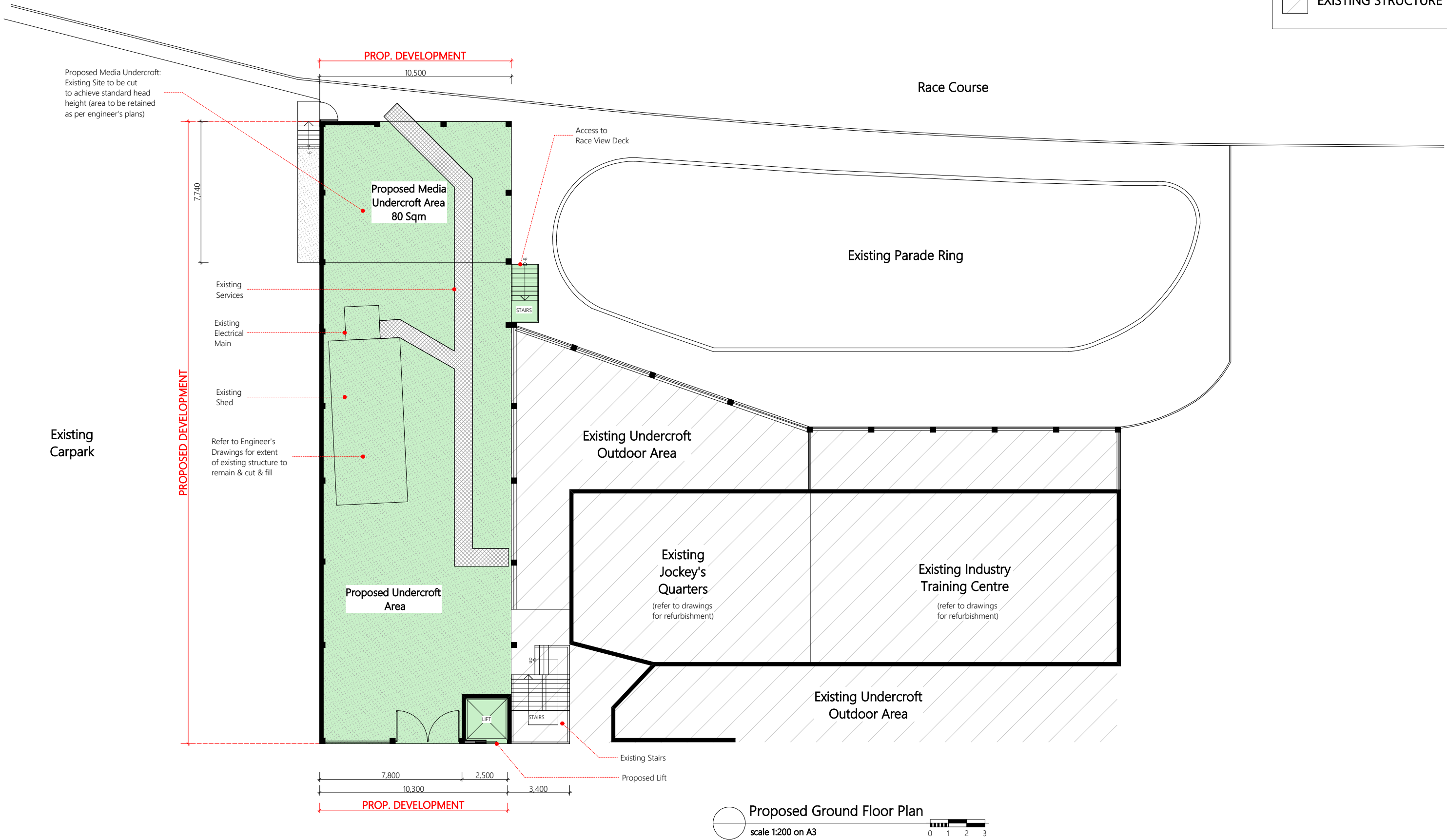
Project	Address	Title:	
Rockhampton Jockey Club Proposed Master Site Plan	Callaghan Park Reaney Street, Rockhampton QLD 4700	Proposed Master Plan	
		Drawing No.: WD 01	
		Date: 28.07.2020	Rev.: E

Do Not Scale Off Drawings

NOTES

PROPOSED STRUCTURE

EXISTING STRUCTURE



ROCKHAMPTON JOCKEY CLUB

PROPOSED MEMBERS AREA EXTENSION & ELEVATION OF ADMINISTRATION AREA

(TO ACHIEVE MINIMUM HABITABLE FLOOR LEVEL ABOVE FLOOD LEVEL)

Project	Address	Title:	
Rockhampton Jockey Club Members Area & Extension & Elevation of Administration Areas	Callaghan Park Reaney Street, Rockhampton QLD 4700	Proposed Ground Floor Plan	
		Drawing No.:	WD 02
		Date:	28.07.2021
		Rev.:	E

Do Not Scale Off Drawings

SPECIFICATION NOTES:

General:
Matrix 1200mm x 900mm External Wall Panelling Paint Finish: 110 sqm (refer to elevations)
Colorbond Standing Seam 330mm Matt Finish Wall Panelling: 65 sqm (refer to elevations)
Rendered F.C. External Wall Sheeting Paint Finish: 62 Sqm
Undercroft Block work Paint Finish: Total amount TBC
Undercroft Concrete Floor: Total amount TBC

PROPOSED DEVELOPMENT
Proposed Race View Deck:120 Sqm
Flooring: Modwood or equiv. wide board decking 4mm gap
Raked Ceiling: Sealed Ply or equiv. timber look sheeting
Balustrade: P.C. semi frameless Alum. with glass infill
Alum. P.C. fixed louvres screening where indicated
New Stairs to Existing Parade Ring
External Door: Sliding Glass Stacker 8.0m x 2.1m (to stack into wall cavity)

Proposed Member's Function Room: 83 Sqm
Flooring: Carpet
Coffered Ceiling: Plasterboard with Paint Finish
Walls: Plasterboard with Paint Finish
Internal Door: Bifold Solid Infill Door 3.6m x 2.1m



Proposed Administration: 96 Sqm
Flooring: Carpet
Flat Ceiling: Ceiling Tiles
Walls: Plasterboard with Paint Finish
External Door: Double Leaf 1500mm P.C. frame door with glass infill
2 x 3.5m x 3.5m Offices

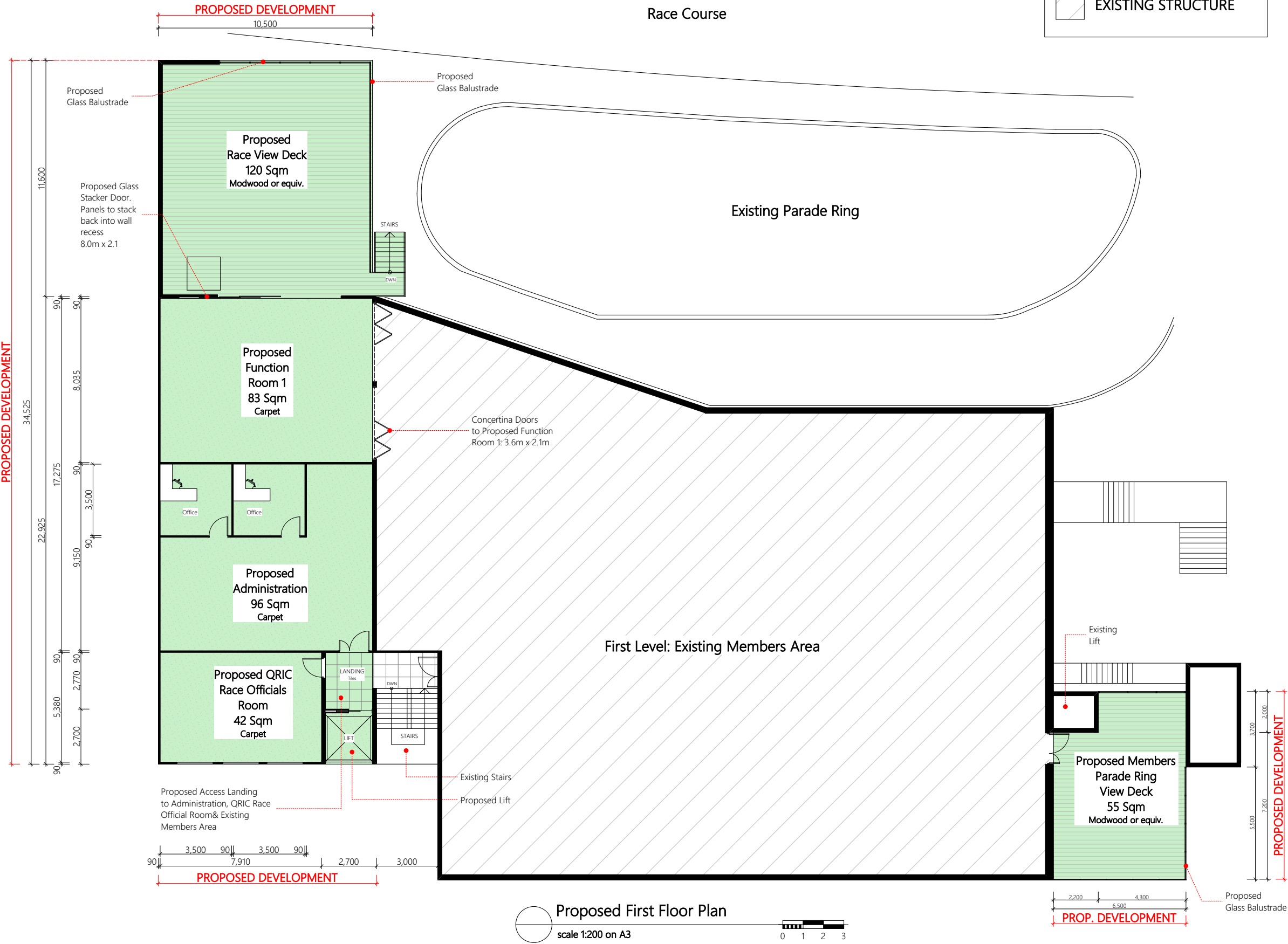
Proposed QRIC: 42 Sqm
Flooring: Carpet
Flat Ceiling: Ceiling Tiles
Walls: Plasterboard with Paint Finish
External Door: Single Leaf 920mm P.C. frame door with glass infill
3 x Fixed Glass Windows 1.8m x 0.6m

Proposed External Landing: 12 Sqm
Flooring: External non slip Tiles

Proposed Lift: 2.5 x 2.5 4 Person Disabled Compliant Hydraulic Lift
Glass Wall to Exterior Face

Proposed Race View Deck:55 Sqm
Flooring: Modwood or equiv. wide board decking 4mm gap
Balustrade: P.C. semi frameless Alum. with glass infill
External Door: Double Leaf 1500mm P.C. frame door with glass infill

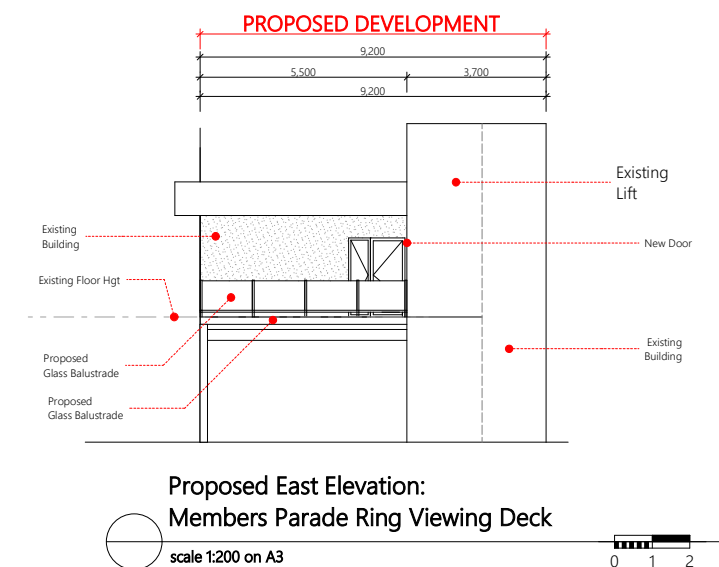
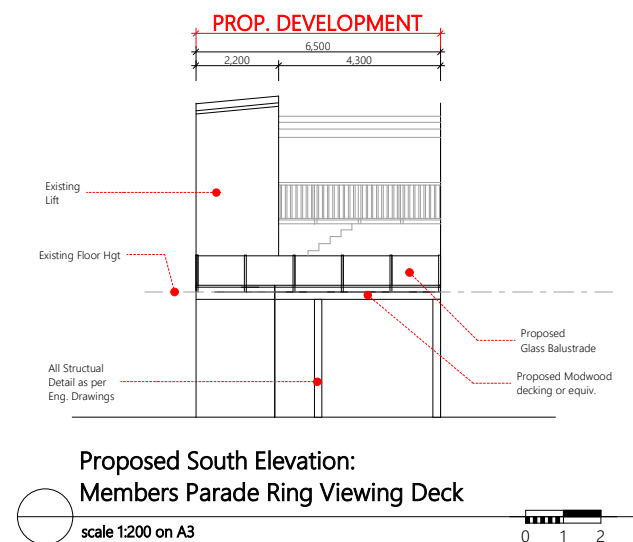
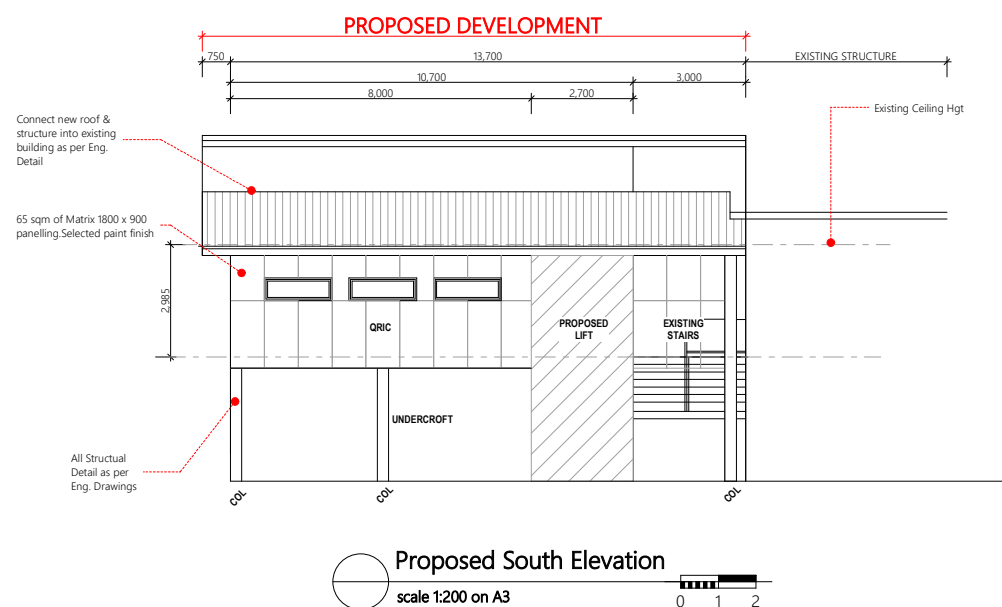
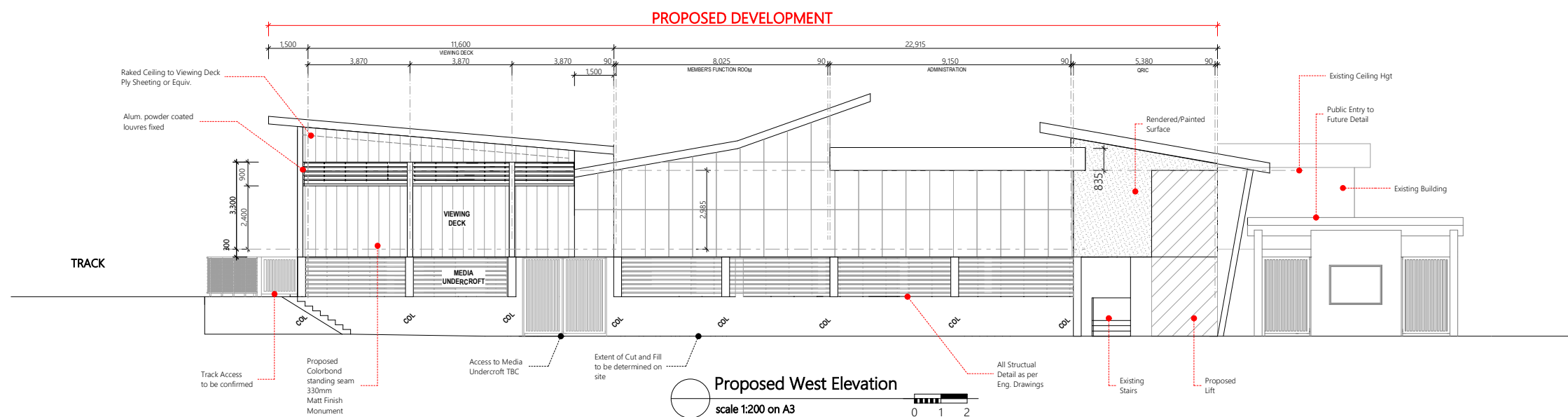
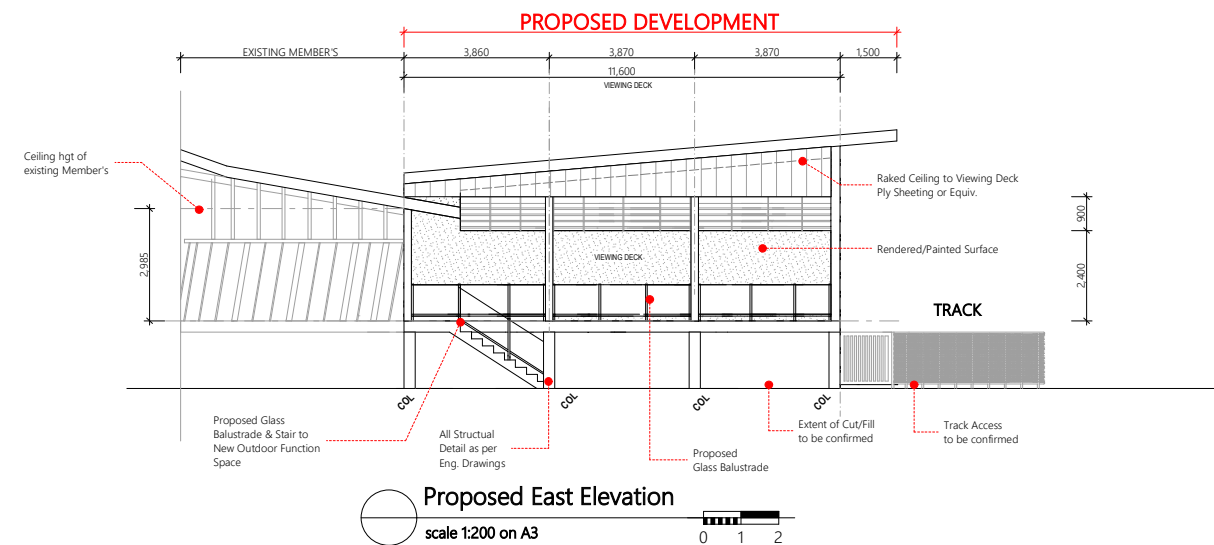
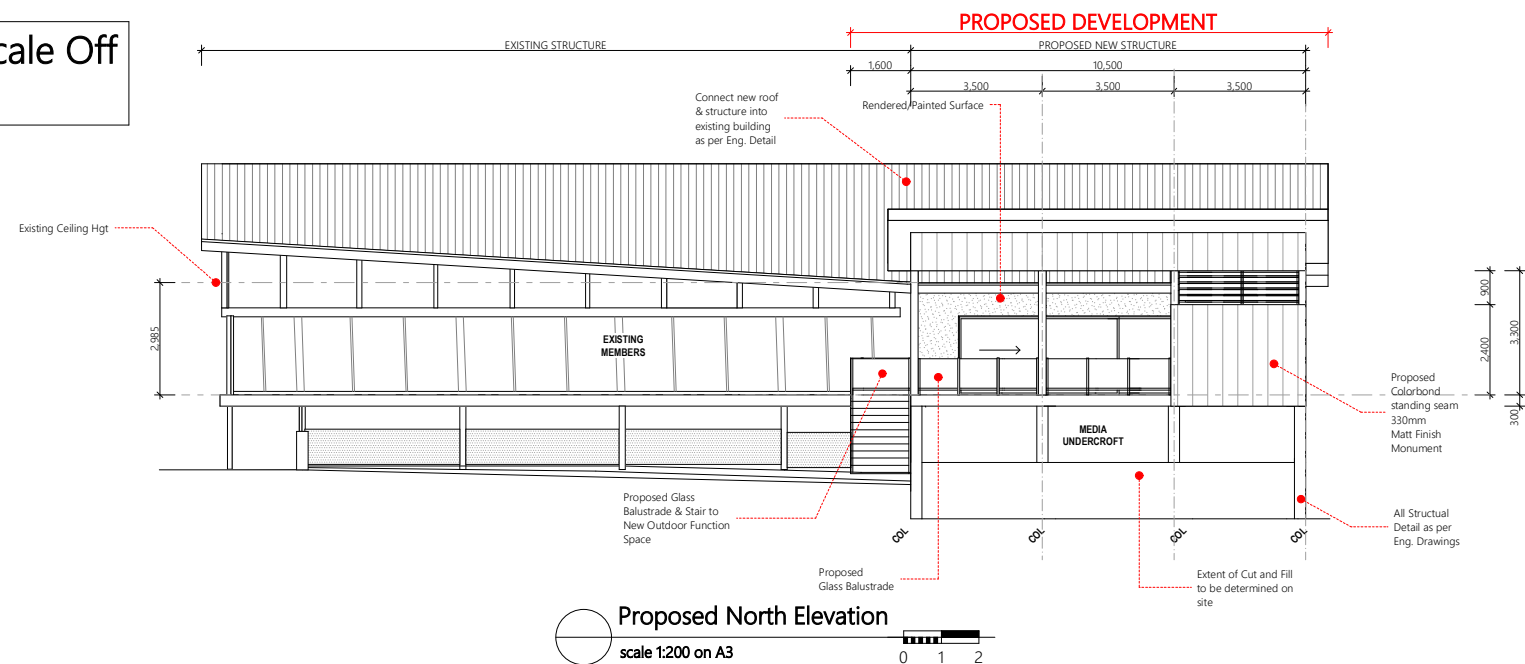
NOTES	
	PROPOSED STRUCTURE
	EXISTING STRUCTURE



ROCKHAMPTON JOCKEY CLUB
PROPOSED MEMBERS AREA EXTENSION & ELEVATION OF ADMINISTRATION AREA
(TO ACHIEVE MINIMUM HABITABLE FLOOR LEVEL ABOVE FLOOD LEVEL)

Project	Address	Title:	
Rockhampton Jockey Club Members Area & Extension & Elevation of Administration Areas	Callaghan Park Reaney Street, Rockhampton QLD 4700	Proposed First Floor Plan	
		Drawing No.:	WD 03
		Date:	Rev.:
		28.07.2021	E

Do Not Scale Off Drawings



ROCKHAMPTON JOCKEY CLUB

PROPOSED MEMBERS AREA EXTENSION & ELEVATION OF ADMINISTRATION AREA

(TO ACHIEVE MINIMUM HABITABLE FLOOR LEVEL ABOVE FLOOD LEVEL)

Project	Address	Title:	
Rockhampton Jockey Club Members Area & Extension & Elevation of Administration Areas	Callaghan Park Reaney Street, Rockhampton QLD 4700	Proposed Elevations	
		Drawing No.:	WD 04
		Date:	Rev.:
		28.07.2021	E

callaghan park



FRONT ENTRY VIEW:
PROPOSED RACE VIEW DECK,
ADMINISTRATION AREA
& QRIC ROOM

ROCKHAMPTON JOCKEY CLUB

callaghan park



PROPOSED RACE VIEW DECK &
LOWER OUTDOOR FUNCTION AREA

ROCKHAMPTON JOCKEY CLUB

ANNEXURE A – GENERIC REQUIREMENTS

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

1. POWERLINK INFRASTRUCTURE

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

2. STRUCTURES

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

3. EXCLUSION ZONES

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

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

4. ACCESS AND EGRESS

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

5. APPROVALS (ADDITIONAL)

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

6. MACHINERY

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

ANNEXURE A – GENERIC REQUIREMENTS

7. EASEMENTS

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

8. EXPENDITURE AND COST RECOVERY

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

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

9. EXPLOSIVES

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

10. BURNING OFF OR THE LIGHTING OF FIRES

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

11. GROUND LEVEL VARIATIONS

Overhead Conductors

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

Underground Cables

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

12. VEGETATION

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

13. INDEMNITY

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

ANNEXURE A – GENERIC REQUIREMENTS

14. INTERFERENCE

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

15. REMEDIAL ACTION

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

16. OWNERS USE OF LAND

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

17. ELECTRIC AND MAGNETIC FIELDS

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

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

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

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

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

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

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