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TOOWOOMBA
REGIONAL COUNCIL

21 February 2023

Toowoomba Regional Council
Attention: Richard Green
Via email: development@tr.qld.gov.au

cc Watcon Building Group Pty Ltd
C/- Precinct Urban Planning
Attention: Kerri Ryder
Via email: Kerri@precinctplan.com.au

Dear Sir/Madam,

Development Application – Reconfiguring a Lot (2 Lots into 27 Lots) located at 12452 New England Highway, Top Camp, described as Lots 8 and 9 SP199141.
Applicant Ref: 2022-337
Council Ref: RAL/2022/6330
Our Ref: HBD 7673130

We refer to the above referenced Development Application which has been referred to Ergon Energy in accordance with the *Planning Act 2016*.

The subject site is encumbered by Easement A on RP148546, registered in favour of Ergon Energy. This easement is an approximately 80 metre wide corridor that contains 110kV powerlines operated by Ergon, which are a critical component of the distribution network.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. The below response is provided in accordance with section 56(1) of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Reconfiguring a Lot (2 Lots into 27 Lots), as an Advice Agency for the Application, Ergon requires that the assessment manager impose the following conditions:

1. This application is approved in accordance with the below referenced plans. Any alterations to these plans before the development application is decided are to be resubmitted to Ergon for comment:

Approved Plans			
Title	Plan Number	Issue	Date

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See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

PROPOSED RECONFIGURATION (2 INTO 27)	15166_PROPOSAL	A	9/12/2022
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2. All easement conditions must be maintained.
3. Any future boundary fencing for Lots 1-8 will restrict Ergon's access along the Easement. Therefore the landowners must install Ergon keyed gates to enable Ergon's continued access along the Easement.
4. All future buildings and structures on lots 6, 7 & 8 must be contained within the nominated building envelope.
5. Effluent irrigation/treatment areas are not permitted to be located within the Ergon Easement.
6. No works are permitted within the Ergon easement without the prior written consent of Ergon. Ergon requires the proponent submit detailed design plans for our review and approval for any proposed works in the Easement.
7. Satisfactory clearance from your proposed structure to the existing (and/or future) electricity wires must be maintained in accordance with the Electrical Safety Regulations 2013.
8. Natural ground levels on the easement should not be disturbed without Ergon approval.
9. Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
10. Ergon recommends the proponent engage with a suitably qualified RPEQ Electrical Engineer to consider the Electro Magnetic Field (EMF) impacts for residential lots in the vicinity of the Easement and powerlines and impose any subsequent recommendations.

All works should be in accordance with Ergon's Standard Guidelines WP1323 for general conditions when considering works either on an easement or in the vicinity of Ergon assets. These are available [online](#) for your reference.

Should you require any further information on the above matter, please contact Angela Cobcroft on 0447 671 554 or email townplanning@ergon.com.au.

Yours faithfully,



Angela Cobcroft
Senior Planner

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