



Our Ref: DA5426.1  
MSLink/s: 8398  
Council Ref: MCUI/2023/3647, 2309-36726 SRA

1 June 2026

Toowoomba Regional Council  
PO Box 3021  
TOOWOOMBA QLD 4350

ACCIONA M&E Pty Ltd  
C/ NGH Consulting/Fyfe  
T3, Level 7, 348 Edward Street  
BRISBANE QLD 4000

Attention: Alanna Walker  
Via Email: [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au)

Attention: Julie Giguere  
Via Email: [Julie.giguere@fyfe.com.au](mailto:Julie.giguere@fyfe.com.au)

Dear Alanna & Julie,

**Minor Change Application – Affected Entity Response**

(Given under section 80(4)(a) of the *Planning Act 2016*)

Transmission Infrastructure Impacted	
<b>Transmission Corridor</b>	Oakey PS Tangkam (110kV) Transmission Line Corridor & Middle Ridge Dalby Southern Line
<b>Easement ID</b>	Easement A on SP112548 – Dealing No. 702742138, Easement C & D on AP9138 – Dealing No. 602044581
Location Details	
<b>Street address</b>	83 Kowitz Road Aubigny
<b>Real property description</b>	Lot 4 on SP112548
<b>Local government area</b>	Toowoomba Regional Council
Existing Approval Details	
<b>Approved Development</b>	Material Change of Use – Impact – Undefined Use
<b>Approval Type</b>	Development Permit
Proposed Minor Change Application Details	
<b>Details of change/s sought</b>	Minor change to conditions 7,30, 45, 54.3, 55.

We refer to the above minor change application which has been referred to Powerlink Queensland as an affected entity in accordance with section 80(1) of the *Planning Act 2016*.

**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
Tangkam Substation BESS Figure 1-2 Project Site Context	NGH	-	-	-
Tangkam BESS ECI Design BESS Landscaping Plan	Beyond Electrical Engineering	20/04/2026	-	A

We have reviewed the changes to the development application outlined in the change application and advise that we have **no objection** to the change application. Powerlink Queensland supports the minor change application subject to the conditions provided in Powerlink response DA5426 to the application 06 October 2023 being imposed by the Assessment Manager.

Powerlink Queensland **supports** the minor change application subject to the following conditions being imposed by the responsible entity:

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in <b>Table 1</b> .	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" and "B".	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. 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.
2. 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. If referral of a formal Development Application – Operational Works is not applicable, please complete a Co-Use Form, available at <https://www.powerlink.com.au/co-use-form>, to lodge your submission.
3. 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 (Works Control Manager Easements – Mr Ehren Wittmer – Ph: 0418 233 916) to formalise unrestricted 24-hour access arrangements.

4. 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 **110,000-volt** wires and exposed electrical parts.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to [property@powerlink.com.au](mailto:property@powerlink.com.au)

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 the Property Management Team on (07) 3898 4090 or via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely,

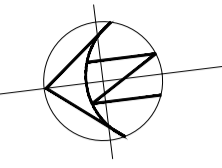


for:

Laura Donaldson

**Property Management Team Leader**

**ATTACHMENT 2 – ASSESSED PLANS**



LEGEND:

- BESS AREA BOUNDARY FENCE
- STOCK FENCE
- SUBSTATION FENCE
- BATTERY
- POWER CONVERSION SYSTEM
- AUXILIARY TRANSFORMER
- LOW VOLTAGE SWITCHBOARD
- LIGHTING/LIGHTNING POLE
- EMERGENCY GENERATOR
- 33/0.4 kV EARTHING & AUX TX
- FIRE HYDRANT
- BULLARD

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. LAYOUT SUBJECT TO CHANGE SHOULD THERE BE ADJUSTMENTS IN THE SELECTED EQUIPMENT IN SUBSEQUENT DESIGN PHASES.
3. TYPICAL SPACING HAS BEEN USED TO ACCOUNT FOR DRAINAGE, CONSTRUCTION AND FIRE EQUIPMENT. THESE WILL BE SUBJECT TO CHANGE DURING DETAILED DESIGN.
4. STORMWATER RETENTION & FIREWATER CONTAINMENT BASIN SIZE AND DETAILS TO BE DETERMINED DURING DETAILED DESIGN.
5. LOCATIONS ARE SUBJECT TO DESIGN REVIEW.

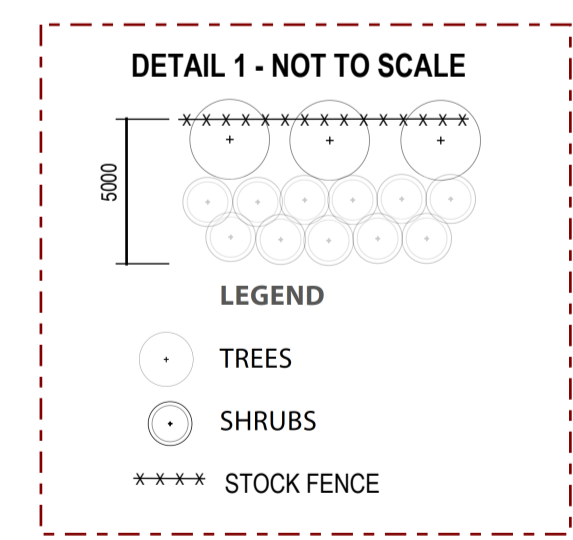
**LANDSCAPING NOTES**  
 THE PRIMARY PURPOSE OF LANDSCAPING IS TO PROVIDE EFFECTIVE VISUAL SCREENING OF THE DEVELOPMENT, ALONG THE EASTERN BOUNDARY, AND TO ENSURE THE DEVELOPMENT INTEGRATES APPROPRIATELY WITH THE SURROUNDING RURAL LANDSCAPE. KEY PRINCIPLES ARE AS FOLLOWS:

- VEGETATION BUFFER WILL BE ESTABLISHED ALONG THE EASTERN BOUNDARY OF THE DEVELOPMENT
- SCREENING VEGETATION WILL BE CAPABLE OF REACHING A MINIMUM OF 10 METRES IN HEIGHT AT MATURITY, TO REDUCE VISUAL IMPACT WHEN VIEWED FROM SURROUNDING ROADS AND PROPERTIES.
- LOCALLY APPROPRIATE NATIVE PLANT SPECIES WILL BE USED, CONSISTENT WITH SPECIES CHARACTERISTIC OF THE LOCAL AREA AND RURAL LANDSCAPE SETTING (SEE PLANT SPECIES LIST).
- WHERE LANDSCAPING INTERACTS WITH STORMWATER MANAGEMENT AREAS, PLANT SPECIES AND SOILS WILL BE APPROPRIATE FOR THAT FUNCTION.
- ALL LANDSCAPING WORKS WILL BE ESTABLISHED AND MAINTAINED FOR THE LIFE OF THE DEVELOPMENT, ENSURING HEALTHY, EFFECTIVE SCREENING IS RETAINED.
- ALL LANDSCAPING (INCLUDING DESIGN) WORKS WILL BE CARRIED OUT BY A SUITABLY QUALIFIED PROFESSIONALS.

SYSTEM DETAILS	
BESS EXPORT (MW)	100
BESS UNITS	REPT Y104R04C12-314
BESS UNIT RATED ENERGY (kWh)	5,015.9
BESS UNIT MAX POWER (kW)	2,500
BESS UNIT VOLTAGE RANGE (Vdc)	1,040 - 1,500
BESS UNIT DIMENSIONS (LxWxH, mm)	6,058 x 2,438 x 2,896
BESS UNITS PER INVERTER	1 / 15
BESS UNITS PER PCS	1 / 15
INVERTERS	SMA SCS 3600 UP-XT
INVERTER RATED POWER (kVA)	3,465
INVERTER RATED VOLTAGE DC (Vdc)	921 - 1,500
INVERTER RATED VOLTAGE AC (Vac)	630
INVERTERS PER PCS	1
POWER CONVERSION STATION (PCS)	SMA MVPS 4200-S2
PCS RATED POWER (kVA)	3,465
PCS RATED VOLTAGE AC (LV/MV, VI)	630/33,000
PCS DIMENSIONS (LxWxH, mm)	6,058 x 2,436 x 2,896
TOTAL NUMBER OF BESS UNITS	49
TOTAL NUMBER OF INVERTERS	38
TOTAL NUMBER OF PCS	38
TOTAL STORAGE ENERGY (MWh)	245.78
TOTAL DC POWER (MW)	122.50
TOTAL AC APPARENT POWER (MVA)	131.67

Plant Species List			
Scientific Name	Common Name	Height at Maturity	Source
<i>Acacia hydrophylla</i>	Brigalow	10m	>
<i>Brachychiton populneus</i>	Kurrajong	20m	>
<i>Corymbia erythrophloia</i>	Bloodwood	12m	*
<i>Corymbia tessellaris</i>	Moreton Bay Ash	15m	>
<i>Eucalyptus bridgesiana</i>	Apple Box	25m	*
<i>Eucalyptus crebra</i>	Narrow-Leaved Ironbark	35m	>>
Understorey Trees			
<i>Acacia species</i>	Wattle	2-7 m	>
<i>Alectryon oleifolius</i>	Boonaree	9m	>>
<i>Callitris glaucophylla</i>	White Cypress	3m	>>
<i>Casuarina cristata</i>	Muurgu	10m	>>
<i>Callistemon species</i>	Bottlebrush	3m	>
<i>Dodonaea species</i>	Hop bush	1-3m	>
<i>Geijera parviflora</i>	Wilga	10m	>>
<i>Hovea species</i>	Hovea	2-4m	>
<i>Hakea florulenta</i>	Three-nerved willow	5m	>
<i>Jacksonia scoparia</i>	Dogwood	12m	>
<i>Leptospermum species</i>	Teatree	2-3m	>
<i>Lomandra longifolia</i>	Mat-rush	1m	>
<i>Melaleuca species</i>	Paperbark	10m	>
<i>Notelaea microcarpa</i>	Native Olive	10m	>>
<i>Pittosporum angustifolium</i>	Butterbush	10m	>>
<i>Psychax odorata</i>	Shiny-leaved canthium	8m	*

\* Regional Ecosystems 11.8.5  
 > Listed on suitable re-vegetation species — Crows Nest Landcare Nursery



**DATE ASSESSED:**  
**29/05/2026**

Rev	Description	Date	Drawn	Des	End Chk	Reg Eng	Reg No	Drawing No.	Reference Title
A	30% CONCEPT DESIGN	20/04/2026	DSY	DSY	RS				

This drawing and the related information have been prepared by, or at the request of, Beyond Electrical Engineering (BEE) for a specific purpose and may not be used for any purpose other than the purpose intended by BEE. BEE does not provide any warranties and accepts no liability arising out of the use of this drawing or any of the related information for any purpose other than the intended purpose. This drawing is protected by copyright and no part of this drawing may be reproduced in any form without the express written permission of BEE.

www.beeng.com.au

TANGKAM BESS  
 ECI DESIGN  
 BESS  
 LANDSCAPING PLAN

**NOT FOR CONSTRUCTION**

Drawing Status  
**PRELIMINARY**  
 Drawing N°

Size A1 Scale 1:500

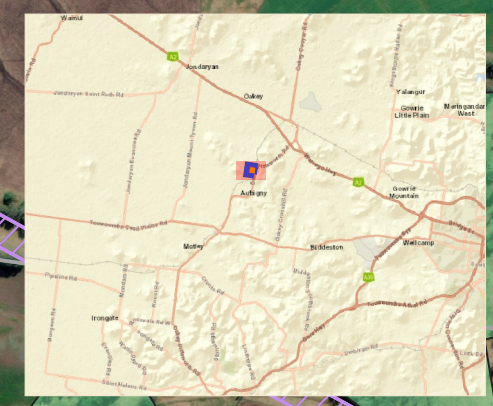


**LEGEND**

- Project Site
- Development Footprint - BESS
- Access Road - BESS
- Easement
- Least concern remnant (category B) vegetation
- Lot Boundaries
- Roads

0 250 500 m

Datum: GDA94 / MGA zone 56



Ref: 230172 Tangkam Station - Figure 1-2 Project Site Context Author: Willy & Date created: 24.08.2023 © NGH 2023 © ESRI 2023 © State of Queensland (Department of Resources), 2023 © State of Queensland

**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 unauthorised use. If other parties make damage claims against Powerlink as a result of unauthorised 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](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)

## **ATTACHMENT 4**

### **ANNEXURE B**

#### **SPECIFIC CONDITIONS APPLICABLE TO CONTROLLED ACTIVITIES (OVERHEAD AND UNDERGROUND TRANSMISSION EASEMENTS)**

##### **B.10 MINING, UNDERMINING, QUARRYING ACTIVITIES, EARTHWORKS, SUBSTANTIAL EXCAVATIONS, DAM CONSTRUCTION OR CHANGE OF GROUND CONTOURS**

All applications are to be subject to individual detailed assessment including:

- The required statutory ground clearances are maintained at all times.
- The subsoil stability and surface drainage in the vicinity of structures not being adversely affected.
- Excessive quantities of dust are not generated.
- An easily accessible working area of a minimum of 20 metres from any face of a tower, is maintained at all times.
- There is no resulting interference with access eg. dam water levels.

##### **B.17 DUST**

- Excessive quantities of dust shall not be generated.
- In the event where the generation of dust is likely, appropriate mitigation controls such as the use of a water truck should be considered.

##### **B.18 CULTURAL HERITAGE**

- In the event of a Cultural Heritage survey being carried out, Powerlink requires that information relating to the discovery of Cultural heritage material during survey or construction and any subsequent action taken or recommended to taken, be disclosed to Powerlink.

##### **B.19 DECLARED PESTS**

- All vehicles and equipment shall be free of declared pests, weed seed, and mud before entry to, and egress from, Powerlink transmission corridors and sites.