

Officer: Senior Planner - Vanessa  
Direct Telephone: 07 4189 9100  
Our Reference: RAL25/0050



ABN 89 972 463 351

PO Box 336 Kingaroy QLD 4610  
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southburnettregion

05 May 2026

Akaysha Energy Pty Ltd  
C/- The Planning Practice Pty Ltd  
L5, 388 George Street  
SYDNEY NSW 2000

Dear Sir/Madam

## Decision Notice

### *Planning Act 2016*

I refer to your application and advise that on 1 May 2026, Council's Delegated Authority decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### APPLICATION DETAILS

Application No: RAL25/0050  
Street Address: Ellesmere Road / Oaky Creek Back Road ELLESMERE QLD 4610  
Real Property Description: Lot 471 on SP265816  
Planning Scheme: South Burnett Regional Council

#### DECISION DETAILS

Type of Decision: Approval  
Type of Approval: Development Permit for Reconfiguring a Lot for a Long Term Lease Exceeding 10 years & Access Easement  
Date of Decision: 1 May 2026

#### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

#### INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "**necessary infrastructure condition**" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

## ASSESSMENT MANAGER CONDITIONS

### GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plan and any amendments arising through conditions to this development approval:

Drawing Title	Ref No.	Date
Plan of Lease H & Easement J	SP360629	9/12/2025

Where there is a conflict between the conditions of this approval and the details shown on the approved plan, the conditions of approval prevail.

**Timing:** At all times.

GEN2. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

GEN3. All works, including the repair or relocation of services, are to be completed at no cost to Council.

### COMPLIANCE/ENDORSEMENT

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan unless otherwise stated. It is the applicant's responsibility to notify Council to inspect compliance for conditions that are required to be satisfied prior to Council endorsing the survey plan.

A reasonable fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

### OUTSTANDING FEES

GEN5. Prior to the sealing of the Plan of Survey the applicant is required to pay Council all rates and charges or any expenses being a charge over the subject land under any Act in accordance with Schedule 18, section 69 of the *Planning Regulation 2017*.

### SURVEY MARKS

GEN6. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

**Timing:** As indicated.

### SURVEY PLAN ENDORSEMENT

RAL1. Lodgement of Survey Plan Endorsement must include the following:

- Completion of Council's Request - Approving Plan of Subdivision, Related Plans or Documents, Compliance with Conditions of Approval Form;
- All survey marks in their correct position in accordance with the survey plan;
- A compliance report demonstrating compliance with all associated development permit(s);
- One copy of the survey plan, easement documentation each fully executed for the lodgement with the Titles Office;

- e. Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the Planning Regulation 2017; and
- f. Payment of any outstanding Infrastructure Charges.

*Advisory Note: Council's Request - Approving Plan of Subdivision, Related Plans or Documents, Compliance with Conditions of Approval Form is found at [Forms | South Burnett Regional Council](#).*

#### **VALUATION FEES**

RAL2. Payment of Department of Natural Resources, Mines, Manufacturing, and Regional and Rural Development valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$53.50 per lot, however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

**Timing:** As indicated.

#### **ENGINEERING WORKS**

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

#### **LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS**

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

#### **STORMWATER MANAGEMENT**

- ENG6. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG8. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

### **VEHICLE ACCESS**

ENG9. Design and construct a gravelled crossover and vehicle turnout generally in accordance with Council Standard Drawing No. 00049 and sized to accommodate the largest expected vehicle.

### **ACCESS EASEMENT**

ENG10. Access easement shall be minimum of 6m wide and be constructed with 100mm of compacted gravel having a minimum width of 4m.

ENG11. Lodge for registration at the office of the Land Registry, the following access easement(s) J, as shown on the approved plan(s).

ENG12. The restrictions imposed (non-permanent fixtures) on the property within the access easement, will include:

- a. a building (habitable or not), regardless of size;
- b. a bridge or culvert;
- c. a tower, mast, pillar, or post;
- d. a wall or a fence (other than a dividing fence);
- e. a shipping container or similar object;
- f. a sculpture or statue;
- g. a viaduct, railway line, roadway or path;
- h. a swimming pool or a tank; or
- i. anything else that may be reasonably characterised as a structure when placed upon land (whether by affixation or by resting upon its own weight).

### **TELECOMMUNICATION**

ENG13. Provide telecommunication services to the development in accordance with the standards and requirements of the relevant service provider.

### **ELECTRICITY**

ENG14. Provide electricity supply to the development to comply with Ergon Energy's requirements.

### **EROSION AND SEDIMENT CONTROL - GENERAL**

ENG15. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG16. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

## REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Advice	Powerlink PO BOX 1193 VIRGINIA QLD 4014	"Schedule 10, Part 9, Division 2, Table 1 – Reconfiguring a lot subject to an easement or near a substation site"	The agency provided its response on 18 February 2026 (Reference No. EMC 3426178). A copy of the response is attached.

A copy of any referral agency conditions is attached.

## APPROVED PLANS

The following plans are Approved plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
SP360629	–	<i>Plan of Lease H &amp; Easement J</i> , prepared by Akaysha Energy	9/12/2025

## REFERENCED DOCUMENTS

Not Applicable.

## ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

### STANDARD ADVICE

ADV1. In accordance with Section 85(1)(b) of the *Planning Act 2016*, the development approval for Reconfiguring a Lot lapses if a plan for the Reconfiguration that is required to be given to a local government is not given.  
An applicant may request Council to extend the relevant period provided that such request is made in accordance with Section 86 of the *Planning Act 2016* and before the development approval lapses under Section 85 of the *Planning Act 2016*.

### HERITAGE

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by

visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

#### **APPEAL RIGHTS**

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

#### **INFRASTRUCTURE CHARGES**

ADV4. Infrastructure charges are levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

#### **DEVELOPER INCENTIVE**

ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2027. Eligible development under this scheme is required to be completed by 31 December 2027.

For further information or application form please refer to the rules and procedures available on Council's website.

#### **PROPERTY NOTES**

Not Applicable.

#### **VARIATION APPROVAL**

Not Applicable.

#### **FURTHER DEVELOPMENT PERMITS REQUIRED**

Not Applicable.

#### **SUBMISSIONS**

Not Applicable.

#### **RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

## OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.southburnett.qld.gov.au](http://www.southburnett.qld.gov.au), or at Council Offices.

Yours faithfully



**Kimberley Donohue**  
**ACTING MANAGER PLANNING AND DEVELOPMENT**

Enc:   Adopted Infrastructure Charge Notice  
      Approved Plans/Documents  
      Referral Agency Response  
      Appeal Rights

cc     Powerlink

# INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

**APPLICANT:** Akaysha Energy Pty Ltd  
C/- The Planning Practice Pty Ltd  
L5, 388 George Street  
SYDNEY NSW 2000

**APPLICATION:** Reconfiguring a Lot - Long Term Lease & Access  
Easement - Impact Assesable

**DATE:** 1 May 2026

**FILE REFERENCE:** RAL25/0050

**AMOUNT OF THE LEVIED CHARGE:**  
(Details of how these charges  
were calculated are shown overleaf)

<b>\$0.00</b>	<b>Total</b>
\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$0.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

**AUTOMATIC INCREASE OF LEVIED CHARGE:** The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

**LAND TO WHICH CHARGE APPLIES:** Lot 471 On SP265816

**SITE ADDRESS:** 1365 Ellesmere Road, Ellesmere

**PAYABLE TO:** **South Burnett Regional Council**

**WHEN PAYABLE:**  
(In accordance with the timing stated in  
Section 122 of the Planning Act 2016) Reconfiguring a Lot – When South Burnett Regional  
Council approves the Plan of Subdivision.

**OFFSET OR REFUND:** Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

## DETAILS OF CALCULATION

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### Water Supply

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

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### Sewerage

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

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### Transport

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

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### Parks and Land for Community Facilities

#### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

#### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

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## Stormwater

### Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

### Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (lease and access easement)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

\* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

## INFORMATION NOTICE

**Authority and Reasons for Charge** This Infrastructure Charges Notice has been given in accordance with section 119 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

**Appeals** Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.

**Automatic Increase Provision of charge rate (\$)** An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average<sup>1</sup>. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.

**GST** The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

**Making a Payment** This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.

An Itemised Breakdown may be requested by emailing [info@southburnett.qld.gov.au](mailto:info@southburnett.qld.gov.au)

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<sup>1</sup> 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

### **Enquiries**

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Finance & Liveability, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)

**SURVEY PLAN**

**REFERENCE MARKS**

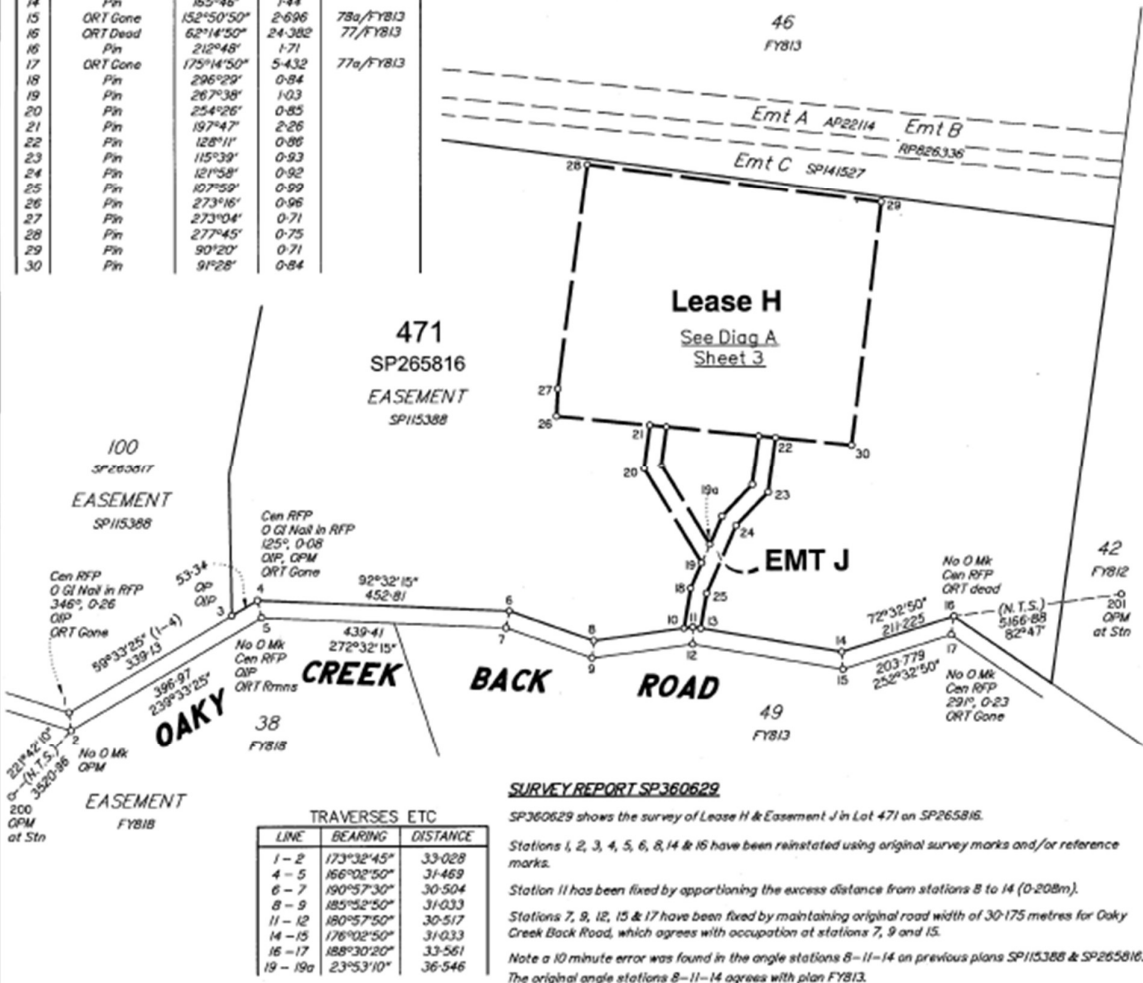
STN	TO	BEARING	DIST	ORIGIN
1	O/P	209°39'15"	1.277	8/SP115388
1	ORT Gone	309°25'05"	8.449	84/FY813
3	O/P	85°13'15"	1.855	24/SP115388
4	O/P	129°08'45"	1.228	10/SP115388
4	ORT Gone	82°36'15"	2.032	83/FY813
5	O/P	14°45'25"	3.18	8/SP110160
5	ORT Rmns	190°48'15"	14.042	83a/FY813
6	O/P	249°44'15"	0.779	13/SP115388
6	ORT Gone	329°49'15"	12.09	81/FY813
8	ORT Stump	31°56'50"	10.421	80/FY813
8	Pin	185°26'	0.75	
9	ORT Gone	233°24'50"	8.147	80a/FY813
10	Pin	208°09'	1.24	
11	ORT Gone	65°11'50"	2.173	79/FY813
12	ORT Gone	186°00'50"	5.17	79a/FY813
12	Pin	279°54'	1.88	
13	Pin	143°20'	1.19	
14	ORT Dead	348°12'50"	0.905	78/FY813
14	Pin	165°46'	1.44	
15	ORT Gone	152°50'50"	2.696	78a/FY813
16	ORT Dead	62°14'50"	24.382	77/FY813
16	Pin	212°48'	1.71	
17	ORT Gone	175°14'50"	5.432	77a/FY813
18	Pin	296°29'	0.84	
19	Pin	267°38'	1.03	
20	Pin	254°26'	0.85	
21	Pin	197°47'	2.26	
22	Pin	128°11'	0.86	
23	Pin	115°39'	0.93	
24	Pin	121°38'	0.92	
25	Pin	107°59'	0.92	
26	Pin	273°16'	0.96	
27	Pin	273°04'	0.71	
28	Pin	277°45'	0.75	
29	Pin	90°20'	0.71	
30	Pin	91°28'	0.84	

**MERIDIAN TABLE**

LINE	PLAN BEARING	MGA 2020 ZONE 56 BEARING
OPM 61711 to OPM 109884	68°59'15"	68°59'15" Vide SC08

**PERMANENT MARKS**

TO	ORIGIN	BEARING	DIST	NUMBER
2-OPM	9/SP115388	288°28'25"	69.335	140245
4-OPM	10/SP115388	60°04'45"	2.88	140244
200-OPM (New Conn)	IS265729	at	Stn	61711
201-OPM (New Conn)	RP826330	at	Stn	109884



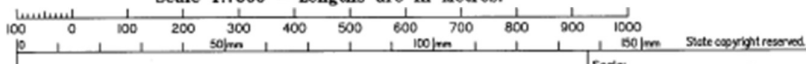
**SURVEY REPORT SP360629**

SP360629 shows the survey of Lease H & Easement J in Lot 471 on SP265816.  
Stations 1, 2, 3, 4, 5, 6, 8, 14 & 16 have been reinstated using original survey marks and/or reference marks.  
Station 11 has been fixed by apportioning the excess distance from stations 8 to 14 (0.208m).  
Stations 7, 9, 12, 15 & 17 have been fixed by maintaining original road width of 30.175 metres for Oak Creek Back Road, which agrees with occupation at stations 7, 9 and 15.  
Note a 10 minute error was found in the angle stations 8-11-14 on previous plans SP115388 & SP265816. The original angle stations 8-11-14 agrees with plan FY813.

**TRAVERSES ETC**

LINE	BEARING	DISTANCE
1-2	173°32'45"	33.028
4-5	166°02'50"	31.469
6-7	190°57'30"	30.504
8-9	185°02'50"	31.033
11-12	180°57'50"	30.517
14-15	176°02'50"	31.033
16-17	188°30'20"	33.561
19-19a	23°53'10"	36.546

Scale 1:7500 - Lengths are in Metres.



*peg placed at all new corners unless stated otherwise.*

DSQ PTY LTD ACN 615 043 251 hereby certify that the land comprised in this plan was surveyed by the corporation, by Neil Robert Savens, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 21 November 2025.

*NS*  
Director  
9/12/2025  
Date

DSQ Pty Ltd  
THE COMMON SEAL OF  
AGN: 615 043 251

**Plan of Lease H & Easement J**

In Lot 471 on SP265816

LOCAL GOVERNMENT: SOUTH BURNETT REGIONAL COUNCIL LOCALITY: ELLESMERE

Meridian: MGA2020 (Zone 56) vide Meridian Table

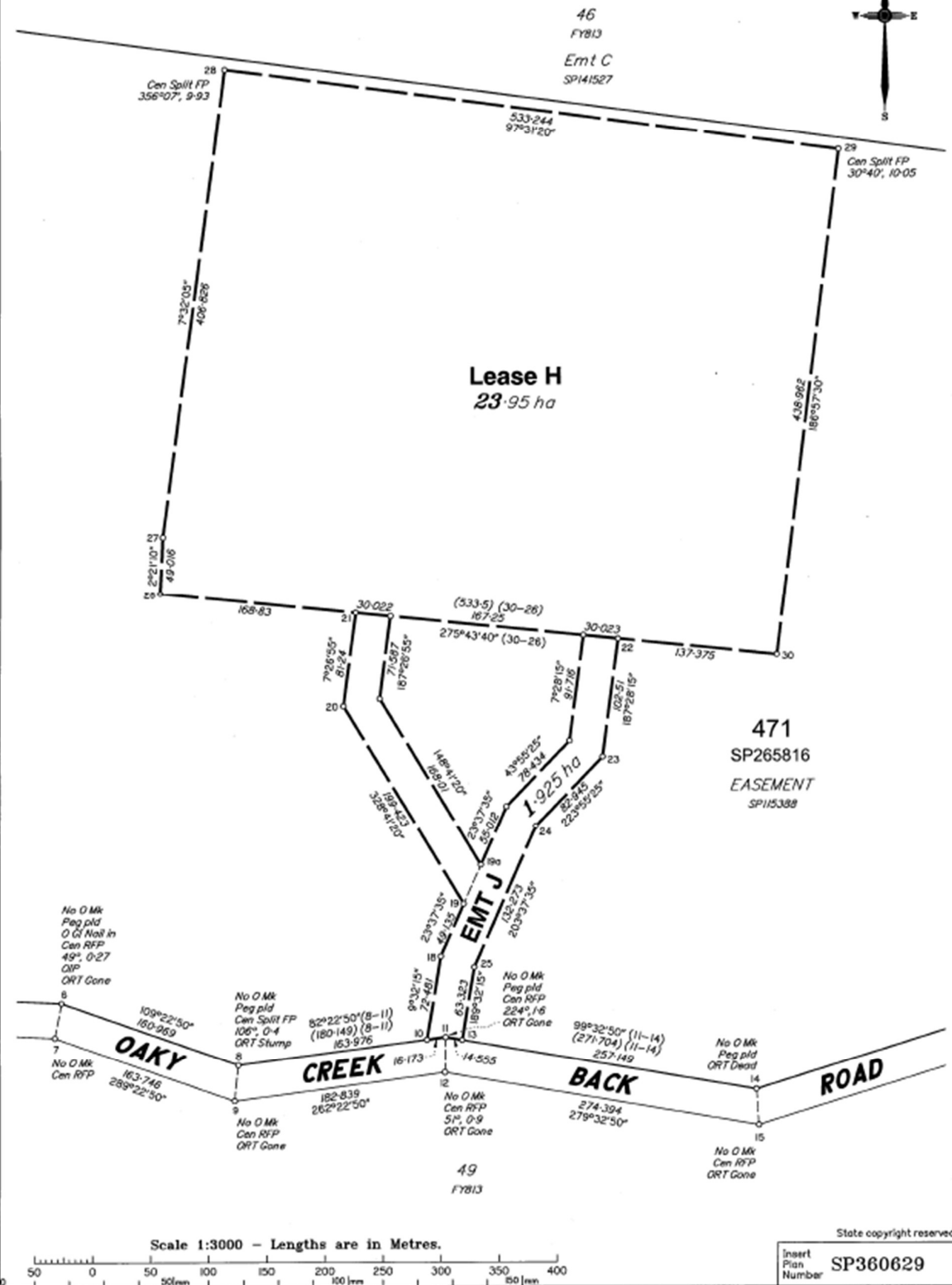
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Format: STANDARD

SP360629

Survey Records: NO



**DIAGRAM A**  
Scale 1:3000





Our Ref: DA5741.2  
MSLink/s: 3350671  
Council Ref: RAL25/0050

18 February 2026

South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610

Akaysha Energy  
C/- The Planning Practice Pty Ltd  
Level 10, 95 North Quay  
BRISBANE QLD 4000

Attention: Vanessa – Senior Planner  
Via Email: [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)

Attention: Sean Cullen  
Via Email: [SeanCullen@theplanningpractice.com.au](mailto:SeanCullen@theplanningpractice.com.au)

Dear Vanessa & Sean,

#### Referral Agency Response (Advice)

(Given under Section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Springdale Halys 275kV and Lake Borumba Halys Transmission Line Corridors
Easement ID	Whole of Lot Easement – Dealing No. 704598313
Location Details	
Street address	Ellesmere Road Ellesmere
Real property description	Lot 471 on SP265816
Local government area	South Burnett Regional Council
Application Details	
Proposed development:	Reconfiguring A Lot - Long Term Lease & Access Easement
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 1&2 of the *Planning Regulation 2017*, 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 (Division 2, Table 1 1a)

33 Harold Street Virginia QLD 4014 Australia | PO Box 1193 Virginia QLD 4014 Australia  
07 3898 4090 | [property@powerlink.com.au](mailto:property@powerlink.com.au) | [powerlink.com.au](http://powerlink.com.au)

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

2. For reconfiguring a lot – part of the lot is within 100m of a transmission substation site (Division 2, Table 1 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
Survey Plan SP360629 (3 pages)	DSQ Pty Ltd	09/12/2025	-	-
The Planning Practice – 21023 Halys Reconfiguring a Lot – Figure 6 - Approved Major Electricity Infrastructure (MCU25/0019) and proposed Reconfiguring a lot (Akaysha 2025)	Akaysha	-	--	

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 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 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.
5	Powerlink has provided a No Objection response to the Material Change of Use Application MCU25/0019 for a BESS facility on Lot 471 on SP265816.  <i>To the extent of any conflict or inconsistency between the lease and the existing easement affecting the property (Whole of Lot Easement - Dealing 704598313), the terms and conditions of the existing easement in favour of Queensland Electricity Transmission Corporation Limited (Powerlink) will take precedence.</i>		

**Advice to Council and the Applicant**

1. 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.

2. 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.

3. 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 six (6) metres from the 275,000-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)

**ATTACHMENT 2 – ASSESSED PLANS**

SURVEY PLAN

REFERENCE MARKS

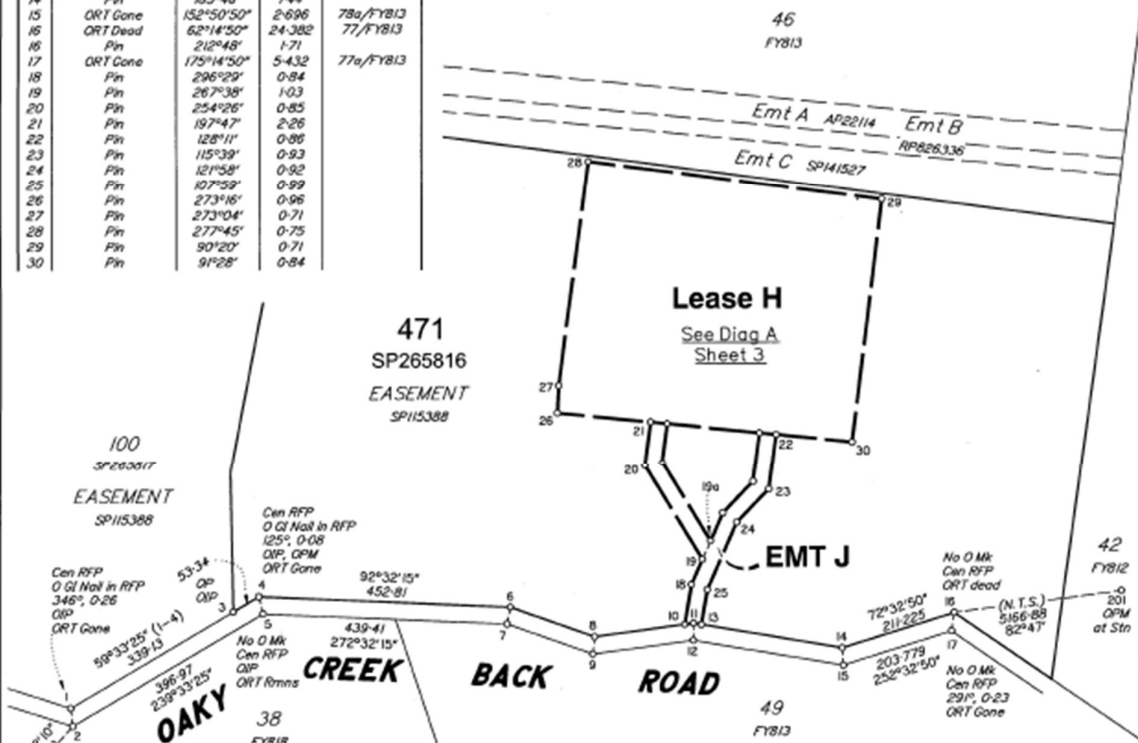
STN	TO	BEARING	DIST	ORIGIN
1	OPM	209°39'15"	1.277	8/SP115388
1	ORT Gone	309°25'05"	8.449	84/FY813
3	OPM	85°33'15"	1.855	24/SP115388
4	OPM	129°08'45"	1.228	10/SP115388
4	ORT Cone	82°36'15"	2.032	83/FY813
5	OPM	14°45'25"	3.18	8/SP110160
5	ORT Rmns	190°48'15"	14.042	83a/FY813
6	OPM	249°44'15"	0.779	13/SP115388
6	ORT Gone	329°49'15"	12.09	81/FY813
8	ORT Stump	31°56'50"	10.421	80/FY813
8	Pin	185°28'	0.75	
9	ORT Cone	233°24'50"	8.147	80a/FY813
10	Pin	208°09'	1.24	
11	ORT Gone	65°11'50"	2.173	79/FY813
12	ORT Gone	186°00'50"	5.17	79a/FY813
12	Pin	279°54'	1.88	
13	Pin	143°20'	1.19	
14	ORT Dead	348°12'50"	0.905	78/FY813
14	Pin	165°46'	1.44	
15	ORT Gone	152°50'50"	2.696	78a/FY813
16	ORT Dead	62°14'50"	24.382	77/FY813
16	Pin	212°48'	1.71	
17	ORT Gone	175°14'50"	5.432	77a/FY813
18	Pin	296°29'	0.84	
19	Pin	267°38'	1.03	
20	Pin	254°26'	0.85	
21	Pin	197°47'	2.26	
22	Pin	128°11'	0.86	
23	Pin	115°39'	0.93	
24	Pin	121°58'	0.92	
25	Pin	107°59'	0.99	
26	Pin	273°16'	0.96	
27	Pin	273°04'	0.71	
28	Pin	277°45'	0.75	
29	Pin	90°20'	0.71	
30	Pin	91°28'	0.84	

MERIDIAN TABLE

LINE	PLAN BEARING	MGA 2020 ZONE 56 BEARING
OPM 61711 to OPM 109884	68°59'15"	68°59'15" Vide SCDB

PERMANENT MARKS

TO	ORIGIN	BEARING	DIST	NUMBER
2-OPM	9/SP115388	288°28'25"	69.335	140245
4-OPM	10/SP115388	60°04'45"	2.88	140244
200-OPM (New Conn)	IS265729	at	Stn	61711
201-OPM (New Conn)	RP826330	at	Stn	109884



SURVEY REPORT SP360629

SP360629 shows the survey of Lease H & Easement J in Lot 471 on SP265816.

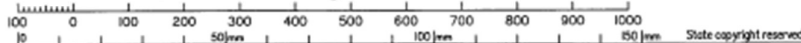
Stations 1, 2, 3, 4, 5, 6, 8, 14 & 16 have been reinstated using original survey marks and/or reference marks.

Station 11 has been fixed by apportioning the excess distance from stations 8 to 14 (0.208m).

Stations 7, 9, 12, 15 & 17 have been fixed by maintaining original road width of 30.175 metres for Oaky Creek Back Road, which agrees with occupation at stations 7, 9 and 15.

Note a 10 minute error was found in the angle stations 8-11-14 on previous plans SP115388 & SP265816. The original angle stations 8-11-14 agrees with plan FY813.

Scale 1:7500 - Lengths are in Metres.



DATE ASSESSED:  
12/02/2026



Peg placed at all new corners unless stated otherwise.

DSO PTY LTD ACN 615 043 251 hereby certifies that the land comprised in this plan was surveyed by the corporation, by Neil Robert Searns, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 21 November 2025.



Plan of Lease H & Easement J

In Lot 471 on SP265816

LOCAL GOVERNMENT: SOUTH BURNETT REGIONAL COUNCIL LOCALITY: ELLESMERE  
Meridian: MGA2020 (Zone 56) vide Meridian Table

Scale: 1:7500  
Format: STANDARD



SP360629

Survey Records: NO

**WARNING : Folded or Mutilated Plans will not be accepted.**  
Plans may be rolled.  
Information may not be placed in the outer margins.

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50946406	Lot 471 on SP265816			Lease H & Emrt J

Lease H and Easement J affect  
Easement 704598313,  
Dated 09 December 2025.

DATE ASSESSED:

12/02/2026



**6. Building Format Plans only.**

I certify that:  
 • As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
 • Part of the building shown on this plan encroaches onto adjoining lots and road

Cadastral Surveyor/Director Date  
 • delete words not required

**7. Lodgement Fees :**

Survey Deposit \$ .....  
 Lodgement \$ .....  
 \_\_\_\_\_ New Titles \$ .....  
 Photocopy \$ .....  
 Postage \$ .....  
 TOTAL \$ .....

8. Insert Plan Number

SP360629

Lots	Orig
2. Orig Grant Allocation :	
3. References : Dept File : Local Govt : Surveyor : 15610	

5. Passed & Endorsed :  
 By: DSQ PTY LTD  
 ACN 615 043 251  
 Date :  
 Signed :  
 Designation : Liaison Officer

2025/02/26 # 15610 Date Lodged Current | 15610 | Register (Project) | Date Survey | Drawing | Survey Plan | 15610 | 25/02/2026

**DIAGRAM A**

Scale 1:3000



46  
FY813  
Emt C  
SP141527

28  
Cen Split FP  
356°07', 9-93

533-244  
87°31'20"

29  
Cen Split FP  
30°40', 10-05

**Lease H**  
23.95 ha

471  
SP265816  
EASEMENT  
SP115388

DATE ASSESSED:  
12/02/2026

No O Mk  
Peg pld  
O/GI Nail in  
Cen RFP  
49°, 0-27  
OIP  
ORT Gone

No O Mk  
Peg pld  
Cen Split FP  
106°, 0-4  
GRT Stump  
163-976

No O Mk  
Peg pld  
Cen RFP  
224°, 1-6  
ORT Gone

No O Mk  
Peg pld  
ORT Dead

No O Mk  
Cen RFP  
ORT Gone

8  
109°22'50"  
160-969  
7  
No O Mk  
Cen RFP  
163-746  
289°22'50"

8  
82°22'50" (8-11)  
(180-149) (8-11)  
163-976

11-14  
99°32'50" (11-14)  
(271-704) (11-14)  
257-149

9  
No O Mk  
Cen RFP  
ORT Gone

12  
182-839  
262°22'50"

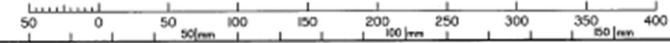
10  
No O Mk  
Cen RFP  
5°, 0-9  
ORT Gone

49  
FY813

14  
274-394  
279°32'50"

15  
No O Mk  
Cen RFP  
ORT Gone

Scale 1:3000 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number SP360629

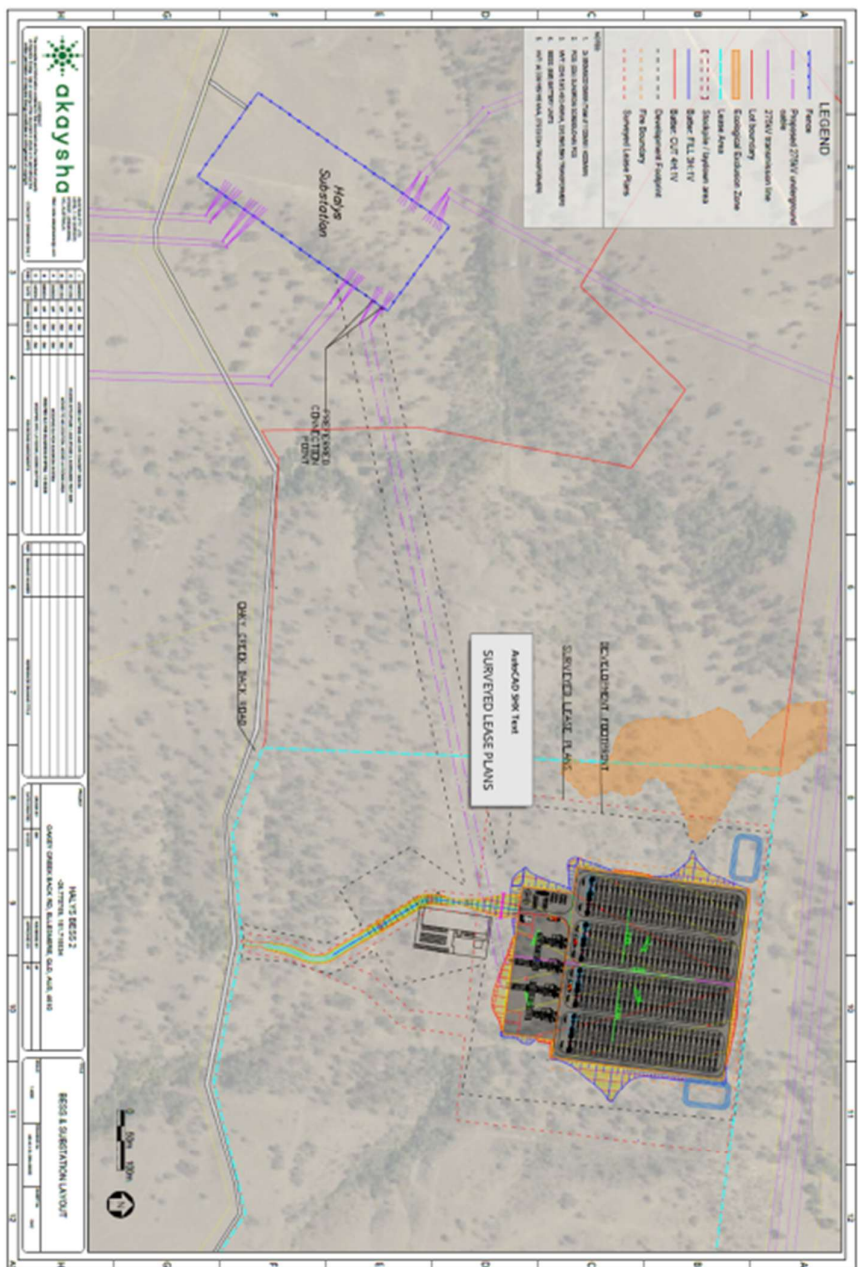


Figure 6 - Approved Major Electricity Infrastructure (MCU25/0019) and proposed Reconfiguring a lot (Akaysha 2025)

DATE ASSESSED:  
**12/02/2026**



The Planning Practice – 21023 Hay's Reconfiguring a Lot

## 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)

# Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –
  - (a) Matters that may be appealed to –
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) The person-
    - (i) who may appeal a matter (**the appellant**); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the *Planning Act 2016*)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
  - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

#### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The **service period** is –
    - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
    - (b) otherwise – 10 business days after the appeal is started.
  - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
  - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

#### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

**decision** includes-

  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter-

  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

#### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal. However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.