IDAS 21/15

Development Application for:

- **Development Permit for Material Change of Use- Showroom (Hardware Store) and Multiple Dwelling Units (3 Units)**

Lot 712 on T2071

85 Douglas Street, Thursday Island

1. Development Application
2. Confirmation Notice
3. Information Request
4. Response to Information Request

1. Development Application

PLANNING REPORT
PROPOSED SHOWROOM (HARDWARE STORE) AND MULTIPLE DWELLING UNITS, THURSDAY ISLAND

PR142524
Planning Report R80892
Proposed Showroom
(Hardware Store) and Multiple
Dwellings
Final
16 November 2021

rpsgroup.com

Document status

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1 INTRODUCTION

RPS has been engaged by Community Enterprise Queensland to seek development approval for a material change of use for a Showroom (Hardware Store) and Multiple Dwelling Units at 85 Douglas Street, Thursday Island, described as Lot 712 on Plan T2071.

This development application seeks:

- A Development Permit for a Material Change of Use for a Showroom (Hardware Store) and Multiple Dwelling Units (2 x 1 bedroom unit and 1 x 2 bedroom unit).

The proposal involves:

- Ground level hardware goods (including gardening products) retail, stock storage, unloading and customer pickup area;
- Office, Meeting Rooms and Staff Amenities ancillary to the Hardware Store use to be located above the ground level retail floorspace; and
- Three residential units, 2 x 1 bedroom unit and 1 x 2 bedroom unit to be located above the ground level retail floorspace, intended to be dedicated for short term accommodation use for external CEQ staff and other professionals, such as an Auditor/Accountant, visiting Thursday Island for purposes directly related to the proposed Hardware Store use and/or other CEQ business activity within the Thursday Island locality; and
- The provision of car parking and service vehicle access in the existing wide Blackall Street verge.

Under the Torres Shire Planning Scheme (2007), the subject site is located within the Business Zone. Within Council's Planning Scheme, the proposed Showroom (Hardware Store) use is identified as requiring Code Assessment and the proposed Multiple Dwelling Units use is identified as requiring Impact Assessment. Consequently, the MCU Development Application is undertaken as an Impact Assessable Development Application.

The completed DA Form 1 is provided for reference in **Appendix A**.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SUMMARY

Site Details		
Site Address:	85 Douglas Street, Thursday Island	
Zoning:	Business Zone	
Name of Owner:	Community Enterprise Queensland	
Type of Application		
Aspect of Development	**Preliminary Approval**	**Development Permit**
Material change of use	☐	☒
Proposal		
Brief Description/Purpose of Proposal:	Proposal seeks a Development Permit for a Material Change of Use for a Showroom (Hardware Store) and Multiple Dwelling Units.	
Other		
Level of Assessment:	☐ Code ☒ Impact	
Public Notification	☐ No ☒ Yes (15 b.d.) ☐ Yes (30 b.d.)	
Superseded Planning Scheme Application:	☐ Yes ☒ No	
Applicant Contact Person:	Owen Caddick-King +61 7 4276 1027 owen.caddick-king@rpsgroup.com.au	

3 SITE DETAILS

3.1 Site Particulars

Table 1 Site Particulars

Address	
Real Property Description	Lot 712 on Plan T2071
Site Area	2,023m²
Existing use of site	Vacant. Former open-air theatre and residence
Topography	The land slopes from east to west to Blackall Street
Vegetation	A couple of established tree exists on the land and the Blackall Street verge
Waterways	Nil
Road Frontages and length	Douglas Street – approximately 40.2m Blackall Street – approximately 50.2m
Contaminated Land	Not included on CLR or EMR Register
Surrounding Land uses	A mixture of predominantly commercial uses adjoin and surround the site

Site location and surrounds is shown in **Figures 1** and **2** below.

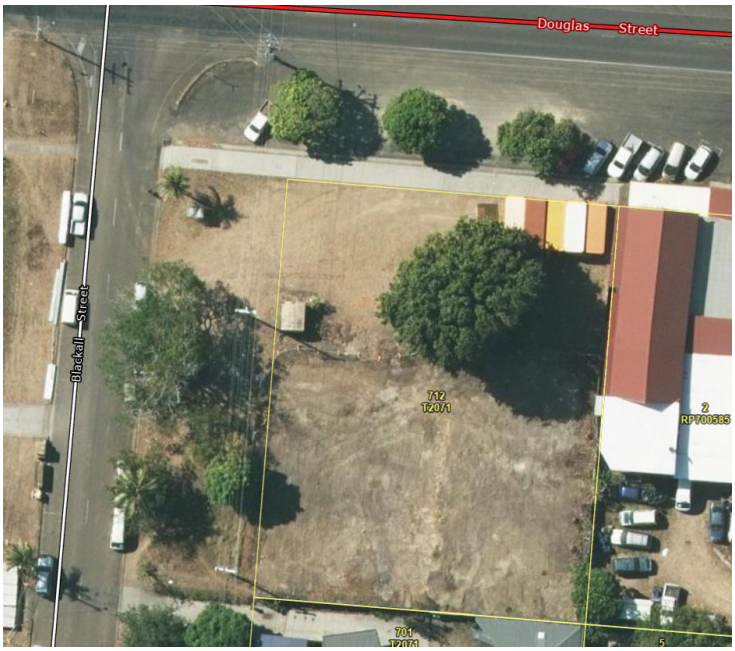


Figure 1: Subject Site

Figure 2: Subject Site & Surrounding Area

Certificate of title confirming site ownership details are included in **Appendix B**.

4 PROPOSAL

This development application seeks:

- A Development Permit for a Material Change of Use for a Showroom (Hardware Store) and Multiple Dwelling Units.

The proposed development comprises of:

- Ground level hardware goods (including gardening products) retail and stock storage, unloading and customer pickup area which is also intended to be used for the storage and pick up of goods purchased at the existing Trades Supplies Hardware Store, located on the opposite side of Blackall Street and the Col Jones Store, the Furniture and Electrical Appliances Store fronting Douglas Street;
- Office, Meeting Rooms and Staff Amenities ancillary to the Hardware Store use to be located above the retail floorspace; and
- Three residential units, 2 x 1 bedroom units and 1 x 2 bedroom unit, to be located above the retail floorspace, intended to be dedicated for short term accommodation use for external CEQ staff and other professionals, such as an Auditor/Accountant, visiting Thursday Island for purposes directly related to the proposed Hardware Store use and/or other CEQ business activity within the Thursday Island locality.

Concept Plans of the proposed development have been prepared by PAWA Architecture and are provided for reference in **Appendix C**.

The proposal will provide the community with a new hardware store with a much greater range of hardware items for sale and in storage readily available for the customer, when greater volumes of an item are required in addition to that available on display. The community will benefit from the greater range of hardware items that are able to be displayed for sale and in stock (in the storage area) and the lower sale prices that will be able to be offered by way of the efficiencies achieved through economies of scale and the ability to operate more efficiently.

The building design intent is to provide a ground level floorspace and service access around the side property boundaries suitable for forklift and mobile pallet jack access. Much of the stock to be displayed in the hardware store and to be stored in the storage area will comprise of bulky items that will need to be moved around the building on pallets by way of a forklift or pallet jack. In addition, the smaller items of stock will be stored in the storage area and need to be moved around the building in bulk cartons on pallets by way of a forklift or pallet jack. For the hardware store to be able to operate efficiently, it is essential that the storage area and retail floorspace does not comprise any significant change in grade to allow forklift and pallet jack access throughout the building.

The Hardware Store proposal needs to be established on a large site and is appropriately located on Thursday Island's main street, Douglas Street with the Store's main entrance being provided onto Douglas Street.

The Hardware Store's building sitting and design has been subject to a number of changes in response to Pre-lodgement responses from Council's Officers and other design considerations. An outline of the changes adopted in the attached revised Concept Plans, in response to Council's feedback, includes the following;

1. The Hardware Store building is now proposed to be located immediately adjacent to Douglas St with the main entrance to the building opening onto Douglas St;

2. Cantilever awnings (bolt on awning structures) are proposed over the Douglas Street and Blackall Street frontages, although it is noted that the location of the of the powerlines along Blackall St limits the length the awning can extend into Blackall Street;
3. The Blackall Street frontage/verge has been designed to include;
    a. a footpath adjacent to the Hardware Store building;
    b. a shared car parking area, including an accessible car parking space and service vehicle access designed in accordance with the applicable standards; and
    c. landscaping and street furniture integrated into the design of the shared car parking/service access area;
4. The buildings dedicated access to the Multiple Dwellings will be at the same level as the Douglas Street footpath and be via a secure gate access at the Douglas St frontage. External lighting and signage will also be used to provide a safe and clearly delineated access to the Multiple Dwellings; and
5. Stormwater detention and drainage has been provided for in accordance with the Stormwater Management Plan prepared by CMG Consulting Engineers and provided for reference in **Appendix D**.

5 STATE, REGIONAL & LOCAL ASSESSMENT BENCHMARKS

5.1 State Planning Policy

Section 30(2)(a)(ii) of the Planning Regulation 2017 requires that the impact assessment must be carried out against the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as having been appropriately integrated.

We note that the latest SPP has not been integrated into the Torres Shire Planning Scheme (2007), therefore, on review of the SPP, it is noted that the southern portion of the site is included within the State's Erosion Prone Area.

However, given the elevation of the site and the road and built improvements that are surround the site and separate the site from the coast, the portion of the site mapped as an Erosion Prone Area appears to be an anomaly. This is supported by Council's Proposed Planning Scheme which excludes the site from the Erosion Prone Area and on that basis, any further consideration of the Erosion Prone Area is not considered warranted.

5.2 Development Assessment under Schedules 9 & 10 (SDAP)

Schedules 9 and 10 of the Planning Regulation 2017 identify the matters that the assessment manager and/or referral agency assessment must have regard to.

The subject proposal triggers referral to the State Assessment and Referral Agency to facilitate assessment of potential impacts on Douglas Street, a State Controlled Road.

In respect of this matter, the proposal has been discussed with a representative of the Department of Transport and Main Roads and it has been determined that preparation of the applicable State Codes is not warranted given that road access is off Blackall Street (the local road) and is suitably located from Douglas Street and any stormwater drainage will be directed to Blackall Street.

5.3 Regional Plan

Section 30 of the Planning Regulation 2017 requires that the impact assessment be carried out against the assessment benchmarks stated in the regional plan, to the extent the regional plan is not identified in the planning scheme as having been appropriately integrated.

The subject site is not subject to a Regional Plan.

5.4 Local Authority Assessment

In accordance with Schedule 8 of the Planning Regulation 2017, the assessment manager for this application is Torres Shire Council.

5.4.1 Defined Land Use

This application seeks Council's approval for the following land uses as defined under the Torres Shire Planning Scheme (2007):

Showroom -

Premises, having a gross floor area of more than 450 square metres, for displaying and/or selling bulky domestic goods such as electrical goods, furniture, furnishings, household appliances, hardware and building supplies, sporting equipment, computer hardware and software, liquor or the like, wholly or mainly indoors.

The term does not include Garden centres, Shop or Sales and hire yards as separately defined.

Multiple dwelling units –

'Premises that comprise an integrated development of three or more dwelling units on a site, or two or more dwelling units on a site, where such units are provided to the rear of, or on floors above ground floor commercial premises. The term includes outbuildings necessarily associated with human occupation on the site and home activities associated with the individual dwelling units.

The term does not include Accommodation building, Bed and Breakfast, Caravan park, Dual occupancy, Institutional residence, Annexed apartment or Retirement village as separately defined, but may include a manager's residence forming part of a multiple dwelling units premises.'

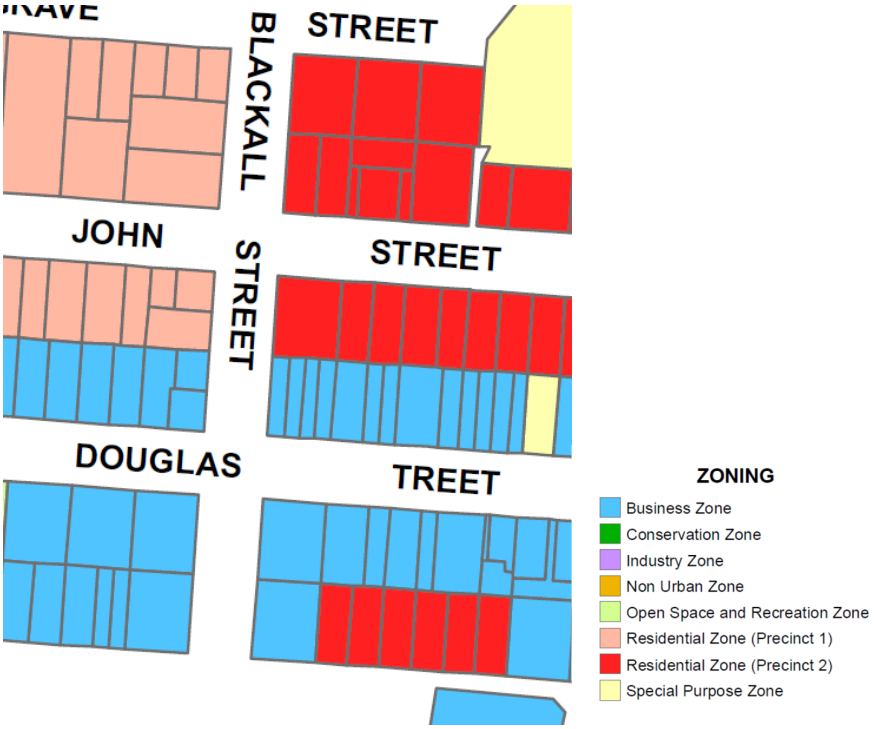
5.4.2 Level of Assessment

Pursuant to Section 3.4, Table 3A of the Table of Assessment for the Planning Scheme's Business Zone;

- The proposed Showroom (Hardware Store) use is identified as requiring Code Assessment; and
- The proposed Multiple Dwelling Units use is identified as requiring Impact Assessment.

5.4.3 Zone

The subject site is located within the Business Zone.



The following provides an assessment of the proposal against the Business Zone Intent:

Business Zone Purpose and Overall Outcomes	Response
(a) The purpose of the Business Zone Code is the achievement of the overall outcomes sought for the Business Zone. (b) The overall outcomes sought for the Business Zone are: i. Provision of commercial uses in areas of high accessibility; ii. Provision of entertainment, recreational and community infrastructure uses that are necessary for the community they serve and provide a focus of activity for residents and visitors to the area; iii. Well-designed business centres on Thursday (Waiben) Island and Ngurupai (Horn) Island characterised by: 1. Allotment and building layout and form suitable to accommodate the range of consistent uses, 2. Infrastructure services to meet the particular requirements for the type and scale of development, 3. Premises sympathetic to the surrounding natural and built environment by contributing to the retention or attainment of a desirable streetscape and character; 4. High standard of buildings situated within attractive and safe urban spaces; 5. Pedestrian and cyclist network linking to surrounding residential areas and providing an alternative to use of the private car; and 6. Maintenance and enhancement of the Torres Strait island character; iv. Provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop front presentation to the street. v. Development of key nominated sites within the Business Zone in a manner that enhances the unique social and environmental values of the sites.	The Purpose and Overall Outcomes relating to the Business Zone are satisfied by the proposed development, on the basis that; 1. The mixed use commercial and residential development fronts and has direct access to Douglas Street, Thursday Island's main street; 2. The proposed development is suitably located opposite the Trades Hardware Supplies Store, providing a suitable form of infill development on a large site that fronts Douglas Street and that is required to provide a Hardware Store with; a. The ability to provide a greater range of hardware items for display and sale and in stock (in the storage area); and b. lower sale prices that will be able to be offered by way of the efficiencies achieved through economies of scale and the ability to operate more efficiently; 3. The mixed use commercial and residential development is well designed with; a. The ground level of the building being preserved for the retail and associated storage purposes; b. The building having a strong relationship with the street frontages, where; i. The main entrance to the building and access to the retail floorspace is from Douglas Street; ii. The residential units, staff room and meeting rooms situated above the retail floorspace open to and overlook Douglas Street; iii. Display alcoves and service access to the storage area are provided along the Blackall Street frontage; and iv. Awnings are proposed over existing and proposed footpaths; and c. The scale, positioning and design of the building allowing the building to fit into the space and integrate with the existing development; and d. The wide Blackall Street verge being effectively used to provide car parking and service access.

The following provides for an assessment of the proposal against the Business Zone Code:

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
O1 Uses are: consistent with the overall outcomes sought for the Business Zone, and preferred for development in the zone; as follows: All Commercial Purposes.	SI Not applicable	Complies The Hardware Store use is the predominant use.
O2 Provided uses are developed: • to be compatible with surrounding Commercial Purposes by being of similar scale, intensity and character; and • to support preferred uses, and • to not adversely affect the amenity of the locality; or • to provide recreational or community facilities that are more appropriately located in the Business zone; • The following uses are consistent with the Overall Outcomes sought for the Business Zone: i. Accommodation building; ii. Caretaker's residence; iii. Car park; iv. Car wash; v. Child care centre; vi. Indoor entertainment; vii. Indoor sports facility; viii. Light industry (if located within an existing building and not exceeding 100m^2 GFA); ix. Local utility; x. Multiple dwelling (where located to the rear of, or on floors above a ground floor commercial use) ; xi. Special purpose; xii. Telecommunications facility (medium impact);	S2 Not Applicable	Complies The Multiple Dwelling Unit development is located above the ground floor retail floorspace.

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
or xiii. Transport terminal.		
O3 The following additional uses are consistent with the overall outcomes sought for the nominated sites within the Business Zone: • Lot 114 on TS84 – old IBIS slipway on Douglas Street at See Hop Beach: Consistent Uses: – Mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area. • Lot 83 on TS58 – old power station site at Victoria Parade, Thursday Island: Consistent Uses: – Commercial uses (including tourist related uses) that enhance the functioning of the area as a gateway for water-borne visitors to Thursday Island. Development respects and preferably positively features the cultural heritage features of the site associated with the historic stone steps.	S3 Not Applicable	Not Applicable
Inconsistent uses		
O4 Uses other than: • preferred uses nominated in O1, or • consistent uses developed to comply with the provisos set out in O2, or O3; • do not comply with the overall	S4 Not Applicable	Complies, as indicated above.

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
outcomes sought for the Business Zone and conflict with this code.		
Subdivision Design		
O5 Reconfigured lots are designed and developed with: • sufficient area and suitable proportions for preferred or consistent uses; • adequate frontage providing safe and convenient vehicular and pedestrian access; and • do not expose people and works to unacceptable risks from flooding or other hazards.	S5 Not Applicable	Not Applicable
Residential Density		
O6 Residential density compatible with local amenity expressed by the overall outcomes sought for the Business Zone.	S6 Not Applicable	Complies The residential component of the development is subordinate to the proposed Hardware Store use, preserves the ground level to be utilised for retail purposes and is of a compatible scale for the Douglas Street location.
Character & Amenity		
O7 Use and Amenity Uses and works located, designed and operated to avoid significant adverse impacts on: • existing environmental conditions relating to air, water and soil, • the amenity of adjacent properties and public spaces,	S7 a. Fencing If a site is located adjacent to land within the Residential Zone, a 1.8 metre high screen fence is established on the boundary. b. Service Areas Rubbish bin storage areas are designed to be visually unobtrusive, while providing easy, practical	Complies Where required, the proposed development will be able to accommodate these requirements.

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
and • the health and safety of people using the premises and adjacent premises • streetscape.	access to service vehicles. c. Plant and Equipment Mechanical plant and equipment are located so they are not visually obtrusive and do not cause adverse visual or acoustic impacts on adjoining premises. d. Façade lighting Façade lighting does not impact adversely on the amenity of surrounding uses or users of adjacent roads.	
O8 Building and structures are: • Of a type and scale which have an attractive, functional appearance; • constructed of materials and finishes compatible with other development in the area: • integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and • which adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces.	S8 a. Built form i. Height Buildings and structures do not exceed 12 metres. ii. Setbacks **Circumstance** / **Minimum setback (metres)** Setback from Douglas Street: 0 metres (also the maximum setback in this instance) Setback from other streets: 3 metres Side and rear boundaries: In accordance with BCA If abutting land in the Residential Zone: 3 metres or half the height of the building, whichever is the greater iii. Site Cover Site coverage does not exceed 80 %. iv. Building Appearance: i. Buildings adjacent to the street or other public space, address the street or space by having a front door and windows facing the street or space; ii. Building design, roof	Complies Building height does not exceed 12 metres. Setback from Douglas Street is 0 metres. Setback from Blackall Street is less than 3 metres, limited to that required to provide for the roof overhang and stormwater guttering. However, the existing Blackall Street kerb and channel and road pavement is located approximately 15.4 metres from the proposed building and the sitting of the building, adjacent to the Blackall Street boundary, allows for an awning to be partially provided over the proposed footpath (the width of the awning is restricted by the location of the overhead powerlines). The building is setback from side boundaries not less than 3 metres, in accordance with the BCA. Site cover of 80.6% which is considered compliant given the additional area within the Blackall Street verge that is integrated with

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
	form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the character of attractive neighbouring buildings. Materials to be avoided include: ○ glazed curtain walls; ○ unrelieved painted, render or similar finishes; ○ unarticulated concrete finishes; ○ unarticulated cladding systems; or ○ fluorescent or iridescent paints. iii. Buildings have a maximum unarticulated length of 15 metres to the public street frontage; iv. Buildings viewed from the public street and adjoining properties, have a dominant roof form which responds to Torres Shire's tropical climate and rainfall conditions; and v. Buildings on corner sites reinforce the corner by truncating the façade. b. Pedestrian Comfort i. Building design provides awnings or other sun and rain shelters for the full width of the footpath along all facades addressing streets; and	the proposed development. The building has a strong relationship with the street frontages, where; 1. The main entrance to the building and access to the retail floorspace is from Douglas Street; 2. The residential units, staff room and meeting rooms situated above the retail floorspace open to and overlook Douglas Street; 3. Display alcoves and service access to the storage area are provided along the Blackall Street frontage; and 4. Awnings are proposed over existing and proposed footpaths. The buildings scale, positioning and design allows the building to fit into the space well and integrate with the existing development. The buildings relationship with the street frontages provides for a varied building design fronting the each street and includes a pitched roof and awnings over each street frontage to respond to the tropical climate, provide shelter for pedestrians and integrate with adjoining development. The wide Blackall Street verge is proposed to be effectively used to provide a landscaped car parking and service vehicle access which is to include an accessible car parking space with suitably graded access to the main entrance of the building and street furniture including seating and bicycle parking.

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
	ii. Awnings or other sun and rain shelters articulate with and are of a design compatible with that on adjoining premises. c. Access Provision i. On-site parking is located towards the rear of the premises, linked and integrated with parking on adjoining premises as appropriate; and ii. Access driveways and car parking areas occupy no more than 30% of the length of the street frontage of the premises. d. Landscaping i. Open-air car parking areas are planted and maintained with shade trees every 6 linear car bays. ii. Notwithstanding any Self-assessment Solution nominated in a specific use code, if abutting land in the Residential Zone, a minimum 3 metre wide landscaping area along the common boundary/s (to standard nominated in Schedule 7 of this planning scheme).	Concept Plans of the proposed development have been prepared by PAWA Architecture and are provided for reference in **Appendix C**.
Safety and Security		
O9 Personal safety and property security optimised through the design of buildings and spaces incorporating: • opportunities for surveillance; • clear definition of boundaries between private and public spaces; • robust construction materials; and • appropriate security lighting.	S9 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.	Complies and as indicated in the Proposal Section of this report, the buildings dedicated access to the Multiple Dwellings will be at the same level as the Douglas Street footpath and be via a secure gate access at the Douglas St frontage. External lighting and signage will also be used to provide a safe and clearly delineated access to the Multiple Dwellings.

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
Vegetation Management		
O10 Clearing does not impact adversely on ecological or landscape values.	S10 Vegetation is retained within 15 metres of wetlands or the high bank of a permanent waterway; and Vegetation is retained on land with slopes ≥ 1 in 6.	Not Applicable
Flood Immunity		
O11 Development is immune to flood events which result to unacceptable risk to health and safety or unacceptable risk of property damage	S11 Not Applicable	.Not Applicable.
Vehicle Parking & Movement		
O12 Development is provided with an on-site parking and movement system designed and constructed to: • be integrated with the site layout including: iii. direct access to a road providing a level of service required to accommodate traffic generated by the use; and iv. appropriately designed footpath crossovers; and v. provision for safe pedestrian movement between public footpath and facility entry points; and • accommodate all modes of transport generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; and • provide for passenger set	S12 a. Parking is provided on-site: i. at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and ii. laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. b. Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. c. Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. d. Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.	Complies with Specific Outcome The car parking rates included in the current Planning Scheme vary considerably from that required to be provided in Council's Proposed Planning Scheme. Therefore, given that the Proposed Planning Scheme has been adopted by Council, it is considered reasonable to refer to the car parking rates required to be provided in Council's Proposed Planning Scheme as Council's current Policy in respect of car parking rates. Based on the Proposed Planning Scheme's Standard Outcomes for Parking and Access and presuming that; ▪ Car parking spaces required for the Office and Multiple Dwelling uses is not required to be provided on the basis the Office use is an ancillary use and the Multiple Dwellings are to be used by persons directly related to the business and are to be picked up from the ferry (ie not require access to a vehicle);and ▪ The Storage floorspace is

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
down/pick up necessary for the use.	e. Bicycle and pedestrian paths are integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.	accepted as part of a Warehouse type use (presuming two employees would run the storage area at any one time); The Proposed Planning Scheme would require the provision of 24 car parking spaces. In respect of this, it is noted that the proposed shared car parking/ service access area intends to make provision for an accessible car parking space and an additional 9 car parking spaces. Staff to be on-site at any one time is expected to be 5 persons, therefore the proposed car parking provision is adequate to provide for staff car parking in addition to providing 4 car parking spaces and an accessible car parking space for customers. While the proposed provision of car parking spaces is less than that required by the Proposed Planning Scheme, it is noted that Community Enterprise Qld own the Hardware Store that currently exists on the opposite side of Blackall Street. The existing Hardware Store is dependent on the existing on-street parking in Douglas Street and Blackall Street and even though that is the case, it has been confirmed by Community Enterprise Qld that there are usually vacant on-street car parking spaces immediately adjacent to the Douglas Street and Blackall Street frontages. In addition, the availability of car parking spaces has never been identified as a issue by store managers and no customer complaints have been received that suggest that car parking availability and/or congestion is an issue. Community Enterprise Qld have also owned the land subject of the

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
		new Hardware Store proposal for many years. The land has been vacant for many years and Community Enterprise Qld confirms that on-street car parking in Douglas Street and Blackall Street immediately adjacent the subject land is typically underutilised. A review of historical aerial imagery supports the suggestion that there are usually vacant on-street car parking spaces immediately adjacent to the existing Hardware Store's Douglas Street and Blackall Street frontages and that on-street car parking in Douglas Street and Blackall Street immediately adjacent the proposed Hardware Store is typically underutilised. Therefore, the car parking that is to be provided in the Blackall St verge combined with; 1) The on-street car parking in Douglas Street and Blackall Street immediately adjacent to the site which is underutilised; 2) The expectation that the on-street car parking will be used to attend multiple Douglas Street premises (eg Hardware Store and Electrical Goods Store); and 3) A portion of the customers and staff will walk, cycle or scooter to the Hardware Store; The car parking provision is considered to adequately address car parking reasonably required to be provided for the proposed Hardware Store.
Infrastructure		
O13 Water supply, wastewater and sullage, drainage, roads, power and communications provided to meet the appropriate standards of service and construction at least whole-of-	S13 Water supply, wastewater and sullage, drainage, roads, power and communications are: a. provided to meet the standard of service nominated in	Complies In response to concerns raised by Council, a Stormwater Management Plan has been prepared by CMG Consulting

Business Zone Code		
Specific Outcomes	**Acceptable Solutions & Probable Solutions**	**Response**
life cost, which: • comprise components and materials that are: • readily accessible and available; and • robust and reliable in terms of operational life and purpose; and • easily maintained without unnecessarily requiring specialist expertise or equipment; and • are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.	Division 1 of Schedule 4 to this planning scheme, and b. constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.	Engineers and is provided for reference in **Appendix D.** Stormwater detention and drainage is intended to be provided in accordance with the Stormwater Management Plan. Given the Douglas St location, other service infrastructure adequate for the proposed development is expected to be available and will be provided in accordance with reasonable and relevant conditions.
Excavation or Filling		
O14 Excavation or filling is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised and excavation or filling does not result in: • the instability of a site or adjacent land; or • a detrimental change to the run off characteristics of a site or nearby land; or • a reduction of the water quality of receiving waters.	S14 Not Applicable	Complies The proposed development complies with or is able to comply with the Specific Outcome subject to reasonable and relevant conditions.

5.4.4 Development Codes

The Planning Scheme's Multiple Dwelling Unit Code is relevant to the proposed development. While the Code provisions are considered to predominantly relate to a residential unit/apartment complex, an outline of the proposal's compliance with the Code's provisions is indicated as follows:

- The subject land has a frontage of greater than 20m to Douglas Street and Blackall Street and an area well in excess of 1,000m2;
- The buildings relationship with the street frontages provides for a varied building design fronting each street;
- Each of the Multiple Dwelling Units has an outlook into Douglas Street and the access to the Multiple Dwelling Units is to be provided from Douglas Street at grade with the Douglas Street footpath;

- The Multiple Dwelling Units are to be used by persons directly related to the business and are to be picked up from the ferry (ie not require access to a vehicle). Therefore, parking and garaging of vehicles for the Multiple Dwelling Units is not required.
- The Multiple Dwelling Units are located above and preserve the ground level floorspace for commercial/ retail purposes and the Units are subordinate to the proposed Hardware Store use.
- Each Multiple Dwelling Unit has a private open space area provided in the form of a balcony having a minimum area of 8 m2 and a minimum dimension of 2 metres and is directly accessible from the main living area of the Unit;
- Where reasonably required, on-site service facilities will be provided in accordance with reasonable and relevant conditions.

5.4.5 Overlays

The Planning Scheme's Cultural Heritage Places Overlay identifies Stone Flagged Street Drains indicated to be located in Blackall Street as a Local Heritage Place. However, as indicated in the imaged below, looking upslope along the land's Blackall Street frontage to Douglas Street, the drainage is kerb and channel and does not comprise any of the Stone Flagged Street Drainage.

6 CONCLUSION

This Planning Report supports a development application made on behalf of Community Enterprise Queensland to Torres Shire Council for Development Permit for a Material Change of Use (MCU) for a Showroom (Hardware Store) and Multiple Dwelling Units (2 x 1 bedroom unit and 1 x 2 bedroom unit) at 85 Douglas Street, Thursday Island, described as Lot 712 on Plan T2071.

The proposal involves:

- Ground level hardware goods (including gardening products) retail, stock storage, unloading and customer pickup area;
- Office, Meeting Rooms and Staff Amenities ancillary to the Hardware Store use to be located above the ground level retail floorspace;
- Three residential units, 2 x 1 bedroom unit and 1 x 2 bedroom unit to be located above the ground level retail floorspace, intended to be dedicated for short term accommodation use for external CEQ staff and other professionals, such as an Auditor/Accountant; and
- The provision of car parking and service vehicle access in the existing wide Blackall Street verge.

Under the Torres Shire Planning Scheme (2007), the subject site is located within the Business Zone. Within Council's Planning Scheme, the proposed Showroom (Hardware Store) use is identified as requiring Code Assessment and the proposed Multiple Dwelling Units use is identified as requiring Impact Assessment. Consequently, the MCU Development Application is undertaken as an Impact Assessable Development Application.

This report details the proposal's consistency with the intents and code requirements of the Planning Scheme. The proposed development is suitably located opposite the Trades Hardware Supplies Store, providing a suitable form of infill development that is well designed to fit on the large site that fronts Douglas Street, while also making effective use of the existing wide Blackall Street verge. The proposal is considered to adequately address the Planning Scheme's provisions and is recommended for approval subject to reasonable and relevant conditions.

Appendix A

DA Form

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details.*

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Community Enterprise Qld c/- RPS Australia East Pty Ltd
Contact name *(only applicable for companies)*	Owen Caddick-King, RPS Australia East Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4276 1027
Email address *(non-mandatory)*	owen.caddick-king@rpsgroup.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	PR142524

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

Queensland Government

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		85	Douglas Street	Thursday Island
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4875	712	T2071	Torres Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Showroom (Hardware Store) including provision for retail goods storage and customer pickup and ancillary office, meeting rooms and staff amenities to be located above the ground level retail floorspace and Multiple Dwelling Units (2 x 1 bedroom unit and 1 x 2 bedroom unit) to be located above the ground level retail floorspace.

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Hardware Store including provision for retail goods storage and customer pickup and ancillary office, meeting rooms and staff amenities to be located above ground level retail floorspace and 2 x 1 bedroom units and 1 x 2 bedroom unit to be located above ground level retail floorspace.	Showroom and Multiple Dwelling Units	Three	1,988.3m2

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Torres Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☒ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*

☐ Heritage places – Local heritage places
Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:** ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • The **Chief Executive of the holder of the licence**, if not an individual • The **holder of the licence**, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the **Brisbane City Council:** ☐ Ports – Brisbane core port land
Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:** ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)* ☐ Ports – Strategic port land
Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:** ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
Matters requiring referral to the **Chief Executive of the relevant port authority:** ☐ Ports – Land within limits of another port *(below high-water mark)*
Matters requiring referral to the **Gold Coast Waterways Authority:** ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*
Matters requiring referral to the **Queensland Fire and Emergency Service:** ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this development application ☐ I do not agree to accept an information request for this development application ***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:* • *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties* • *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.* *Further advice about information requests is contained in the DA Forms Guide.*

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application ☒ No ***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*
2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from https://planning.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☒ Yes – details of the heritage place are provided in the table below
☐ No

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:	Blackall Street	Place ID:	65 Stone flagged street drains

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered ☒ No ***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | | Reference number(s): | |

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix B

Search

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20025061**	**Search Date:**	11/11/2021 12:43
Date Title Created:	10/07/1882	**Request No:**	39240792
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 712 CROWN PLAN T2071
Local Government: TORRES

REGISTERED OWNER

Dealing No: 717893331 13/03/2017

COMMUNITY ENTERPRISE QUEENSLAND A.B.N. 42 060 262 890

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10429049 (ALLOT 12 SEC 7)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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Requested by: D-ENQ GLOBALX

Appendix C

Concept Plans prepared by PAWA Architecture

CONCEPT DESIGN ONLY

COVER SHEET
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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Sheet Number	Sheet Name
A000	COVER SHEET
A001	LOCATION
A002	SITE PLAN
A003	LAYOUT PLANS - GROUND FLOOR PLAN
A004	LAYOUT PLAN - FIRST FLOOR
A005	DEPARTMENT & AREA PLANS
A006	ELEVATIONS
A007	ELEVATIONS 2
A008	PERSPECTIVES - EXTERIOR

PROPOSED THURSDAY ISLAND HARDWARE
85 DOUGLAS ST, THURSDAY ISLAND

CONCEPT DESIGN ONLY

LOCATION
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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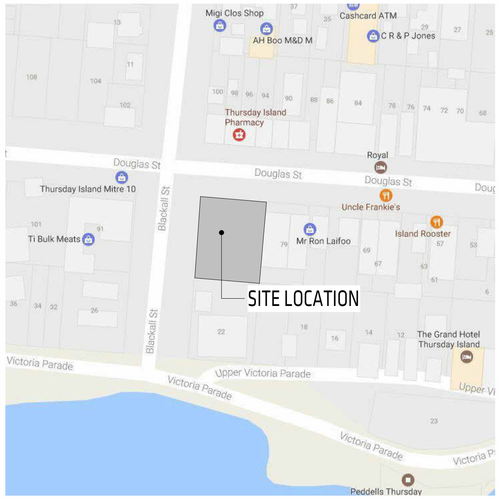

2 LOCALITY PLAN
scale 1 : 5000 @ A1

1 PROPOSED SITE PLAN
scale 1 : 200 @ A1

REAL PROPERTY DESCRIPTION
LOT 712 ON T2071
85 DOUGLAS ST
THURSDAY ISLAND
SITE AREA: 2026m^2

N

CONCEPT DESIGN ONLY

SITE PLAN
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

4 0 4 8 12 16 20 m
SCALE 1: 200 @ A1 SCALE 1: 400 @ A3

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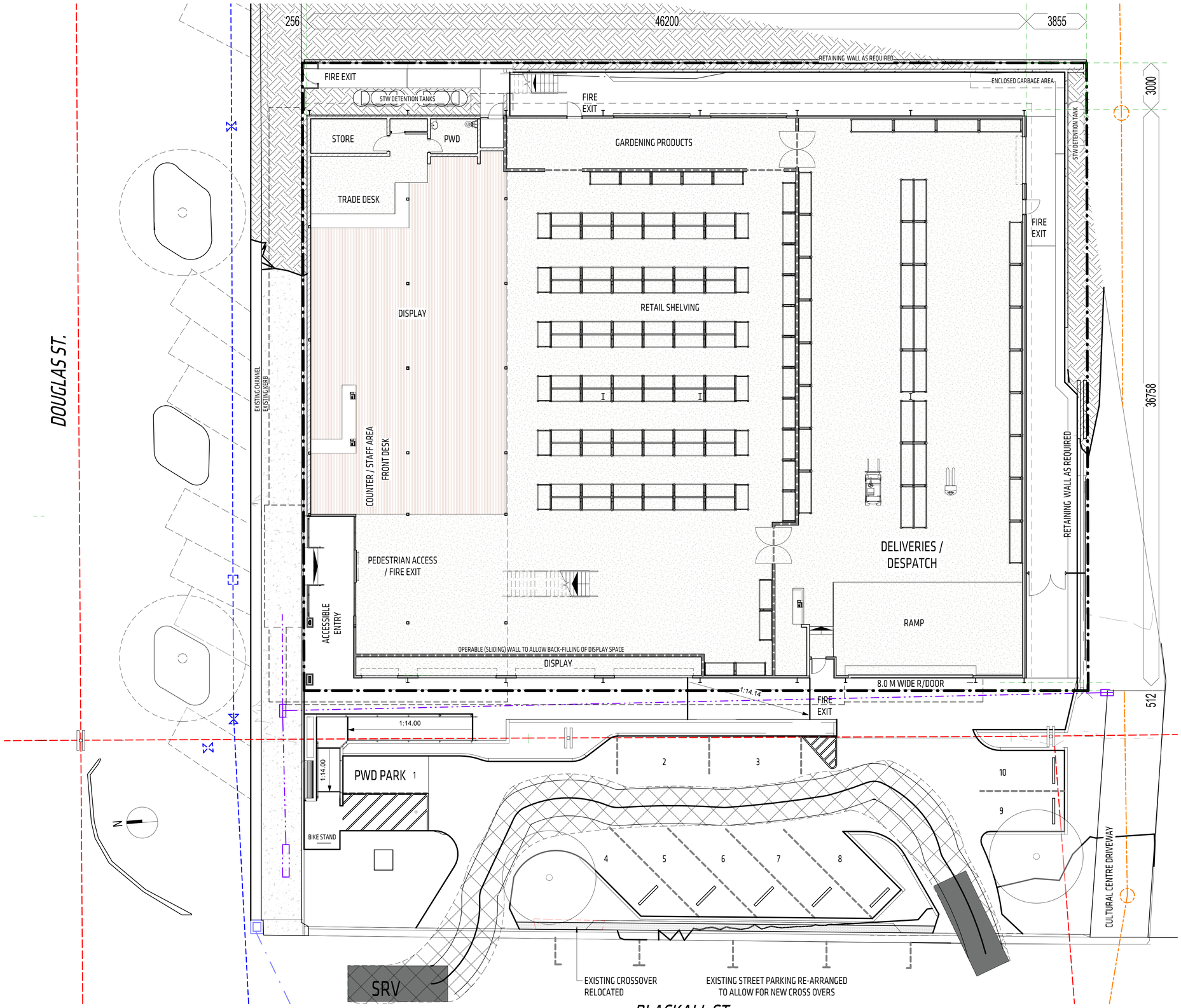

1 PROPOSED GROUND FLOOR PLAN
scale 1 : 125 @ A1

CONCEPT DESIGN ONLY

2.5 0 2.5 5 7.5 10 12.5 m
SCALE 1: 125 @ A1 SCALE 1: 250 @ A3

LAYOUT PLANS - GROUND FLOOR PLAN
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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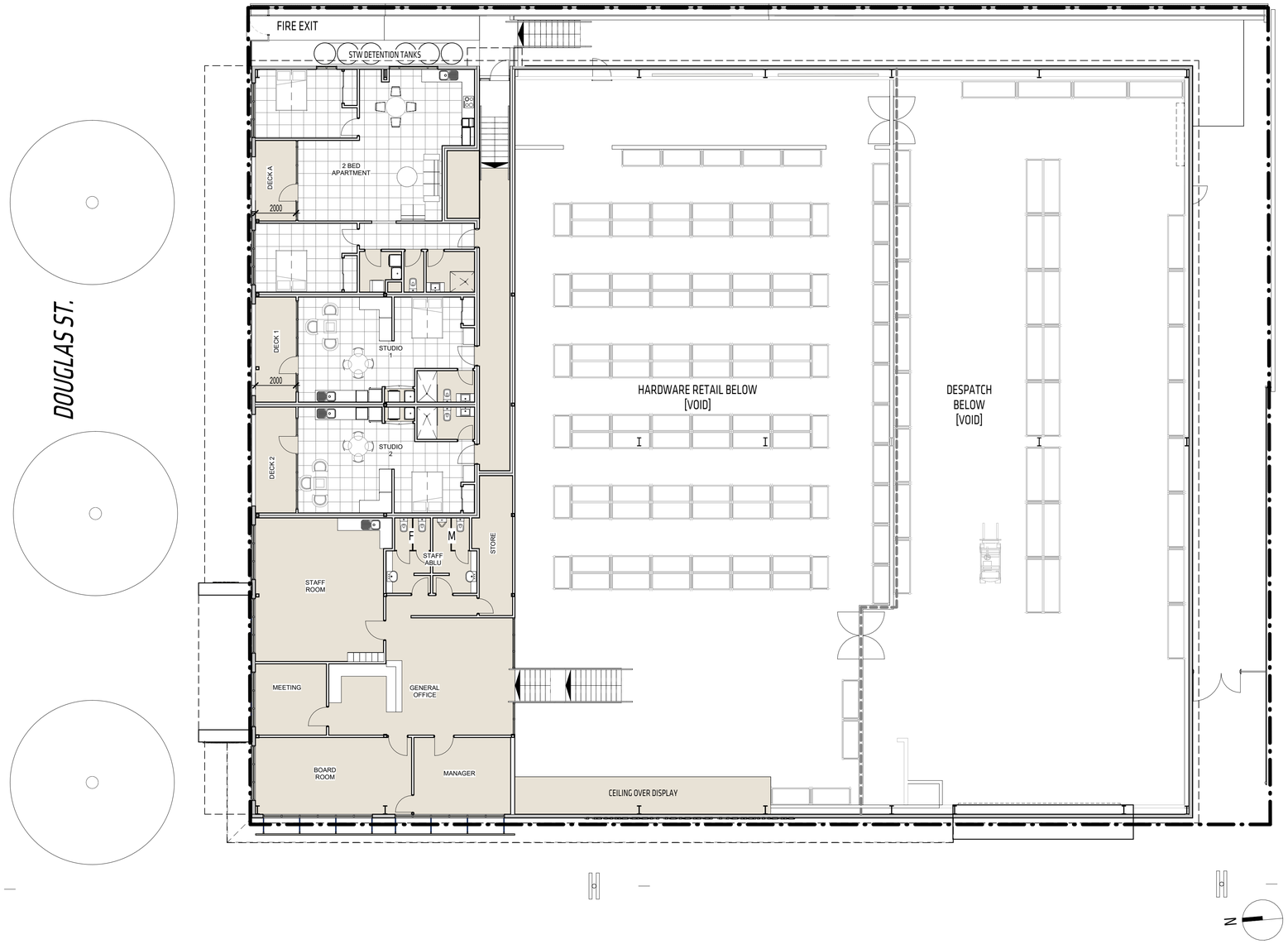

1 PROPOSED FIRST FLOOR PLAN
scale 1 : 125 @ A1

CONCEPT DESIGN ONLY

2.5 0 2.5 5 7.5 10 12.5 m
SCALE 1: 125 @ A1 SCALE 1: 250 @ A3

LAYOUT PLAN - FIRST FLOOR
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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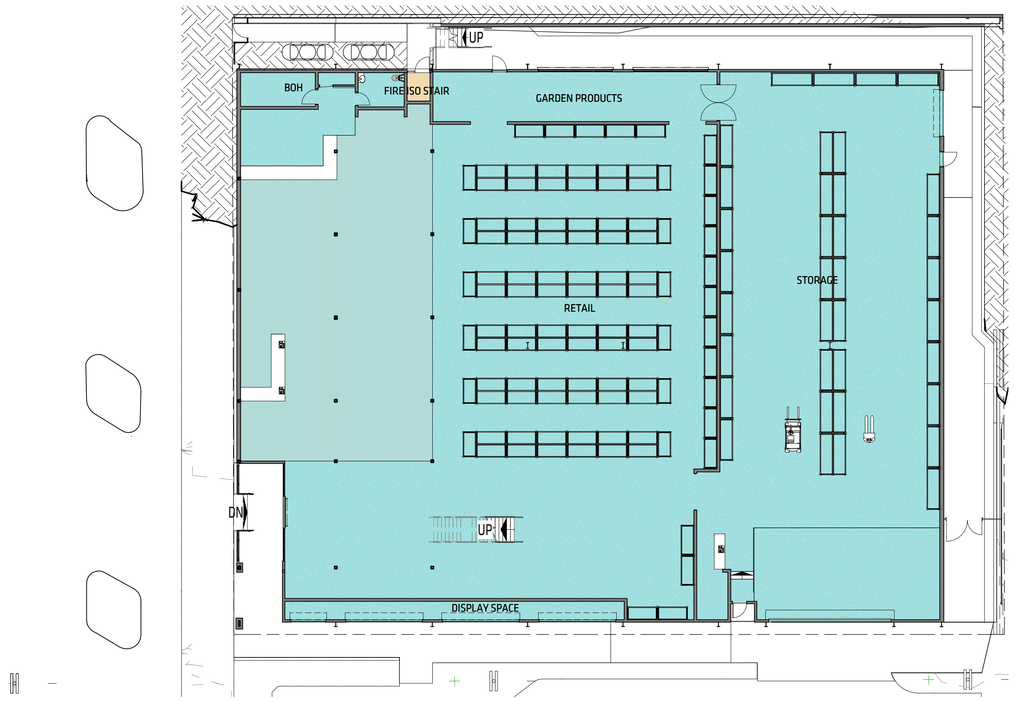

ACCOMMODATION

TI HARDWARE

1 A006 GROUND FLOOR - DEPARTMENTS & GROSS AREAS

scale 1 : 200 @ A1

2 A006 FIRST FLOOR - DEPARTMENTS & GROSS AREAS

scale 1 : 200 @ A1

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
L00 GRD FLR	
ACCOMMODATION	
FIRE ISO STAIR	3.7 m²
ACCOMMODATION	3.7 m²
TI HARDWARE	
RETAIL	964.2 m²
STORAGE	534.7 m²
GARDEN PRODUCTS	67.0 m²
DISPLAY SPACE	39.1 m²
BOH	24.4 m²
TI HARDWARE	1629.4 m²
L00 GRD FLR	1633.1 m²
L01 1ST FLR	
ACCOMMODATION	
2 BED ACCOM	104.1 m²
STUDIO 1	49.8 m²
STUDIO 2	48.5 m²
FIRE ISOLATED PASSAGE	48.3 m²
DECK 2	12.2 m²
DECK 1	10.5 m²
DECK A	9.1 m²
ACCOMMODATION	282.5 m²
TI HARDWARE	
GENERAL OFFICE	53.2 m²
STAFF	48.3 m²
BOARD ROOM	32.0 m²
MANAGER	20.2 m²
ABLUTIONS	16.6 m²
MEETING	13.6 m²
STORE	13.6 m²
TI HARDWARE	197.5 m²
L01 1ST FLR	480.1 m²
GRAND TOTAL	2113.2 m²

BUILDING CLASSIFICATION (NCC)

- CLASS 2 ACCOMMODATION UNITS (SOLE-OCCUPANCY UNITS)
- CLASS 6 BUILDING USED FOR THE RETAIL OR SUPPLY OF SERVICES DIRECT TO THE PUBLIC

SITE COVERAGE

- OUTER LIMITS OF PROJECTION OF THE BUILDING; EXCLUDING OVERHANGS ETC = 1633 M2
- SITE AREA = 2026 M2
- SITE COVERAGE = 80.6%

CONCEPT DESIGN ONLY

4 0 4 8 12 16 20 m

SCALE 1: 200 @ A1 SCALE 1: 400 @ A3

DEPARTMENT & AREA PLANS

PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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1 z.A009 ELEVATION - DOUGLAS STREET
scale 1 : 100 @ A1

2 z.A009 ELEVATION - BLACKALL STREET
scale 1 : 100 @ A1

CONCEPT DESIGN ONLY

2 0 2 4 6 8 10
SCALE 1: 100 @ A1 SCALE 1: 200 @ A3 m

ELEVATIONS
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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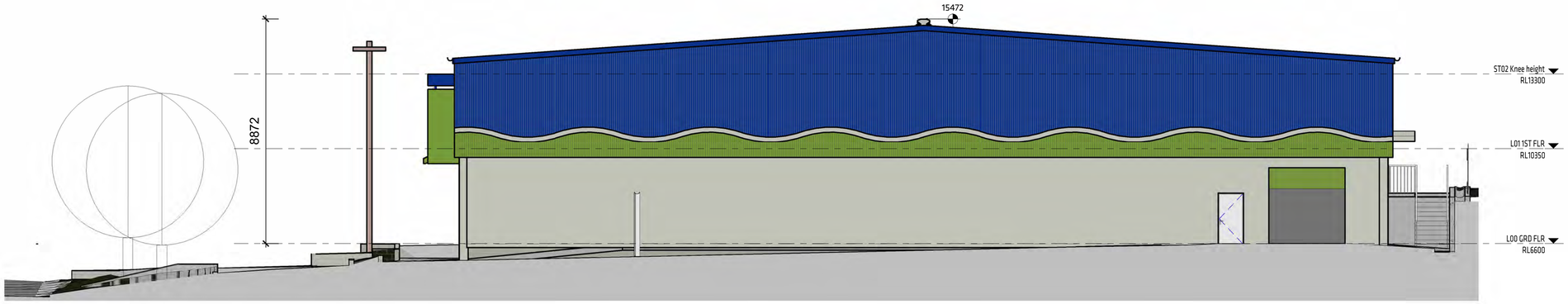

1 z.A009 ELEVATION - SOUTH
scale 1 : 100 @ A1

2 z.A009 ELEVATION - EAST
scale 1 : 100 @ A1

CONCEPT DESIGN ONLY

2 0 2 4 6 8 10 m
SCALE 1: 100 @ A1 SCALE 1: 200 @ A3

ELEVATIONS 2
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STREET LEVEL VIEW LOOKING DOWN DOUGLAS STREET TO CORNER

STREET LEVEL VIEW LOOKING FROM DOUGLAS STREET TO ENTRY

ELEVATED VIEW FROM DOUGLAS AND BLACKALL STREET CORNER

CONCEPT DESIGN ONLY

PERSPECTIVES - EXTERIOR
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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13/10/2021 9:25:27 AM

Appendix D

Stormwater Management Plan

C.M.G. CONSULTING ENGINEERS PTY LTD

Community Enterprise Queensland

Corner Douglas & Blackall Streets Thursday Island

STORMWATER MANAGEMENT PLAN

Prepared by
CMG Consulting Engineers
208 Buchan Street, Cairns Q 4870 P: 07 40312775
E: chas@cmgengineers.com.au

Charles Gianarakis
Report 44099R1 - October 2021

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1.2 Project Scope and Objective 3
2. SITE DESCRIPTION 3
2.1 Location 3
2.2 Existing Site Conditions and flow paths 4
3. STORMWATER MANAGEMENT 7
3.1 Flooding 7
3.2 Lawful Point of Discharge 7
3.3 Site Catchment 7
3.4 Peak Flow Rate 7
3.5 Proposed Drainage Work 8
4. CONCLUSION 8

1. INTRODUCTION

1.1 Project Background

CMG Consulting Engineers has been engaged by Community Enterprise Queensland to prepare a Stormwater Management Plan (SMP) for the proposed development at Corner Douglas & Blackall Streets, Thursday Island. The former house site on the corner of Dougals and Blackall Streets is to be redeveloped for a commercial use.

1.2 Project Scope and Objective

The preparation of this Stormwater Management Plan includes the following:

- Review the site survey and existing site conditions.
- Review Council's flood hazard mapping.
- Identify the lawful point(s) of discharge.
- Assess Pre and post development stormwater flow paths internal and external to the site.
- Assess Pre and post development peak flows and measures to mitigate development impacts.
- Assess and determine proposed stormwater drainage strategies for the site.

2. SITE DESCRIPTION

2.1 Location

The proposed development site is located at 85 Douglas Street, Thursday Island on Lot 712 T2071. The site is situated one street back from the Esplanade on the southern side of the Thursday Island and is on the southeast side of the intersection of Douglas Street and Blackall Street.

To the south and east, the property is bounded developed land. Figure 1 shows multiple buildings on Lot 2 RP700585 to the east, and a large building (Gab Titui centre) on Lot 701 T2071 to the south.

Figure 1 below shows the aerial image of the site.

Figure 1 Proposed Development Site

2.2 Existing Site Conditions and flow paths

The subject site for this report is currently vacant with a large tree on site. Historical aerial imagery shows multiple roofed structures existing on the site from the earliest imagery in 1965 through to at least 2011.

The 1973 image shows significant roofed areas existed within the site at that time including an awning over part of the Douglas Street footpath. Refer **Appendix A**.

A current site survey has been provided and shows that the lot falls approximately 2m from eastern boundary to western boundary. That is, the lot falls westward towards Blackall Street with an existing average grade of around 5% or more. Refer **Appendix B**.

External Flow Paths

To assist with catchment definition, government LiDAR data has been sourced and reviewed. Refer **Appendix C**.

The LiDAR and detailed survey both confirm the site is elevated above the frontage roads and that no stormwater enters the site from the north (Douglas Street) or from the west (Blackall Street).

Catchments to South and South East

Per the LiDAR information, the land south from the site (Gab Titui) falls away from the site and does not create any flow paths or stormwater generation issues for the subject site.

The vacant lots to the southeast (Lots 5 and 6 on RP 745645) have been provided with a catch drain that runs along the western boundary of Lot 5 and captures and conveys runoff south to Upper Victoria Parade and then to the seawall and ocean outlet. (Photos of this drain are contained in **Appendix D**).

Eastern Catchment

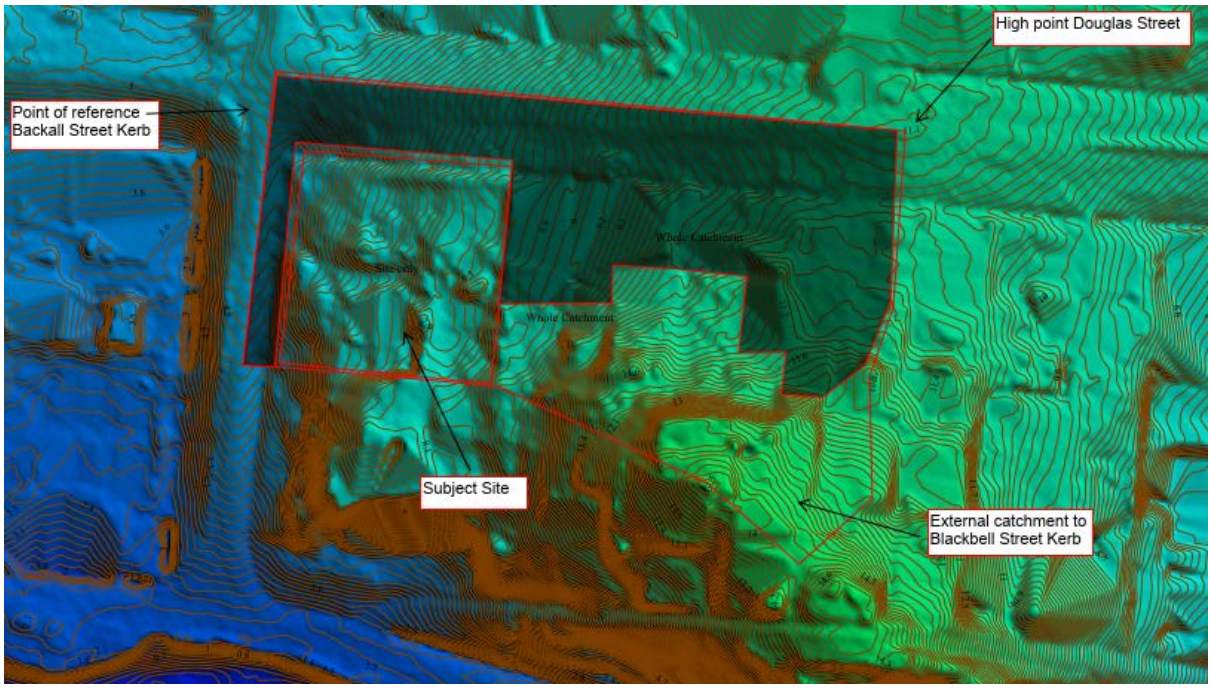
Drainage from lots fronting Douglas Street east from the subject site has the potential to impact the development site. There is substantial development across the frontage of the lots up to the ridgeline and high point in Douglas Street.

The LiDAR derived surface contour data indicates that there is a ridge running north south creating a high point in Douglas Street to the east from the site. Therefore, stormwater from a portion of Douglas Street and the lots fronting the street, runs west past the development site and turns south along the Blackall Street frontage of the site.

LiDAR Images 001 and 002

Image 001

Image 002



The point of reference for the development site is the southern boundary at the Blackall Street frontage.

The local catchment contributing to this point is shown in the image above with contours derived from LiDAR level information.

As noted above, drainage from lots fronting Douglas Street east from the subject site are not as clearly defined. There is substantial development across the frontage of Lots 1 and 2 on RP700585, (75 and 79 Douglas Street). Refer QLD Globe image below.

Lot 9 on RP745658 (71 Douglas Street) contains a driveway that provides access to the rear of this series of lots. The LiDAR derived contours show a distinct low point and apparent channelisation along this driveway, which indicates this as the drainage flow path for the rear of lot area.

Noting the previous development of the subject land from at least the 1960's through to 2011, the flow paths from upslope properties are assumed to be generally resolved and the properties are assumed to have control of their individual site stormwater.

Specifically, it is assumed that the roof areas of the existing buildings are connected through to the Douglas Street kerb and that the lots fall through to Douglas Street via existing driveways etc.

As noted above, the presence of the apparent driveway flow path is also identified.

On this basis it is assessed that only minor localised flow (if any) should be arriving at the eastern side Boundary of the development site. It is proposed to manage the potential for cross boundary flows with a catch drain provided in the development site just inside the boundary. This drain will direct runoff to Douglas Street as per the main fall and flow paths (and lawful points of discharge) for the upslope Douglas Street lots.

Internal Flow Paths

Existing levels confirm that internal to the site, all flows run to Blackall Street and the eastern kerb and channel.

Predevelopment runoff from the site has been assessed based on the previous development footprint from the historical images that show the land was substantially developed previously. The site has been assessed as 40% developed based on previous improvement on the land.

3. STORMWATER MANAGEMENT

3.1 Flooding

The Torres Shire Council Planning Scheme Flood Hazard Overlay Map indicates that the site is not affected by flood inundation from 100-year ARI event. This is supported by site level information indicating that the property boundary levels are around 6.5m AHD along the western road reserve which is approximately 1.5m higher than the Blackall Street kerb invert.

Stormtide is also not identified as a risk noting the property levels are above 6.5m AHD.

The Flood Overlay Map is shown in Appendix E.

3.2 Lawful Point of Discharge

The survey provided indicates that the overland runoff from site generally travels in western direction and is conveyed through kerb invert along Blackall Street toward south.

Then the flow is conveyed through the 525mm RCP across Victoria Parade and discharges into the ocean. Therefore, the lawful point of discharge of the development site is assessed as the eastern kerb in Blackall Street. The proposed development will not alter the current lawful point of discharge.

3.3 Site Catchment

The development site catchment size is analysed to be the same as the lot size plus the section of the eastern verge on Blackall Street. The lot area is 0.2026 ha and is currently vacant land. The verge area is assessed as being 15m wide was 50m long (750m^2 external footprint). The total development site is therefore assessed as 0.2776ha. Adopted catchment parameters are shown in table below.

Catchment	Area (ha)	Fraction of impervious (%)	Time of concentration (min)
Existing	0.2276	*40 **	10
Development	0.2276	80	5

**Based on previous substantial buildings on site.*

(Note 1973 imagery confirms the site was substantially developed in the past hence this approach is considered appropriate).

3.4 Peak Flow Rate

The design peak flow rates are calculated by Rational Method in accordance with QUDM and FNQROC development manual. Rainfall intensity data were sourced from the Bureau of Meteorology website. Design peak flow rates are shown in table below:

Catchment	5-year ARI (minor design storm)		100-year ARI (major design storm)	
	Intensity (mm/hr)	Flow Rate (m³/s)	Intensity (mm/hr)	Flow Rate (m³/s)
Existing	191	0.109	276	0.199
Development	230	0.120	328	0.253

Catchment Calculations are provided in **Appendix F**.

As a result of the increased flows detention is proposed to be provided on site. Detention volumes have been calculation in Appendix F.

Note: The critical duration rainfall event for Blackall Street at the site frontage is considered to be between a 10 minute rainfall event and a 20 minute rainfall event. With this rainfall duration, the change in time of concentration on the subject site is less critical and the main change is the increased impervious area. The further detention calculations confirm that on site detention of 15m^3 will provide sufficient detention to mitigate the development impacts during these rainfall events.

On this basis, on site detention of 15m^3 is proposed as part of this development.

3.5 Proposed Drainage Work

Runoff from the proposed development under minor design storm will be captured by internal drainage network and be directed to the kerb invert along Blackall Street. With the significant roof area, the runoff will initially be intercepted by roof and gutter drainage elements and can then be directed to internal piped stormwater system.

The proposed development will result in increase in runoff under 100-year ARI event. Stormwater detention devices are recommended. The minimum storage volume of the detention devices for major design storm (100-year ARI) has been calculated in accordance with QUDM to be 15m³.

The roof drainage system can readily be directed to these detention devices prior to discharge at the kerb.

An upslope open drain is proposed along the eastern boundary of the development site to manage potential upslope runoff from the adjoining sites.

4. CONCLUSION

CMG Engineers has been engaged to prepare a Stormwater Management Plan for the proposed development at 85 Douglas Street, Thursday Island.

With the implementation of appropriate on site drainage measures and detention, the proposed development is capable of achieving acceptable outcomes as listed below:

- The site is not subject to flooding under 100-year ARI storm event.
- The proposed development will not change the current lawful point of discharge.
- An internal site drainage system will be provided for the proposed development.
- An upslope drain at eastern boundary will provide for uncontrolled flows from neighbouring land;
- Stormwater detention devices accommodate changes in peak discharge flow under 100-year ARI storm event.
- The proposed development will not have adverse impacts on the adjacent properties.

APPENDIX A

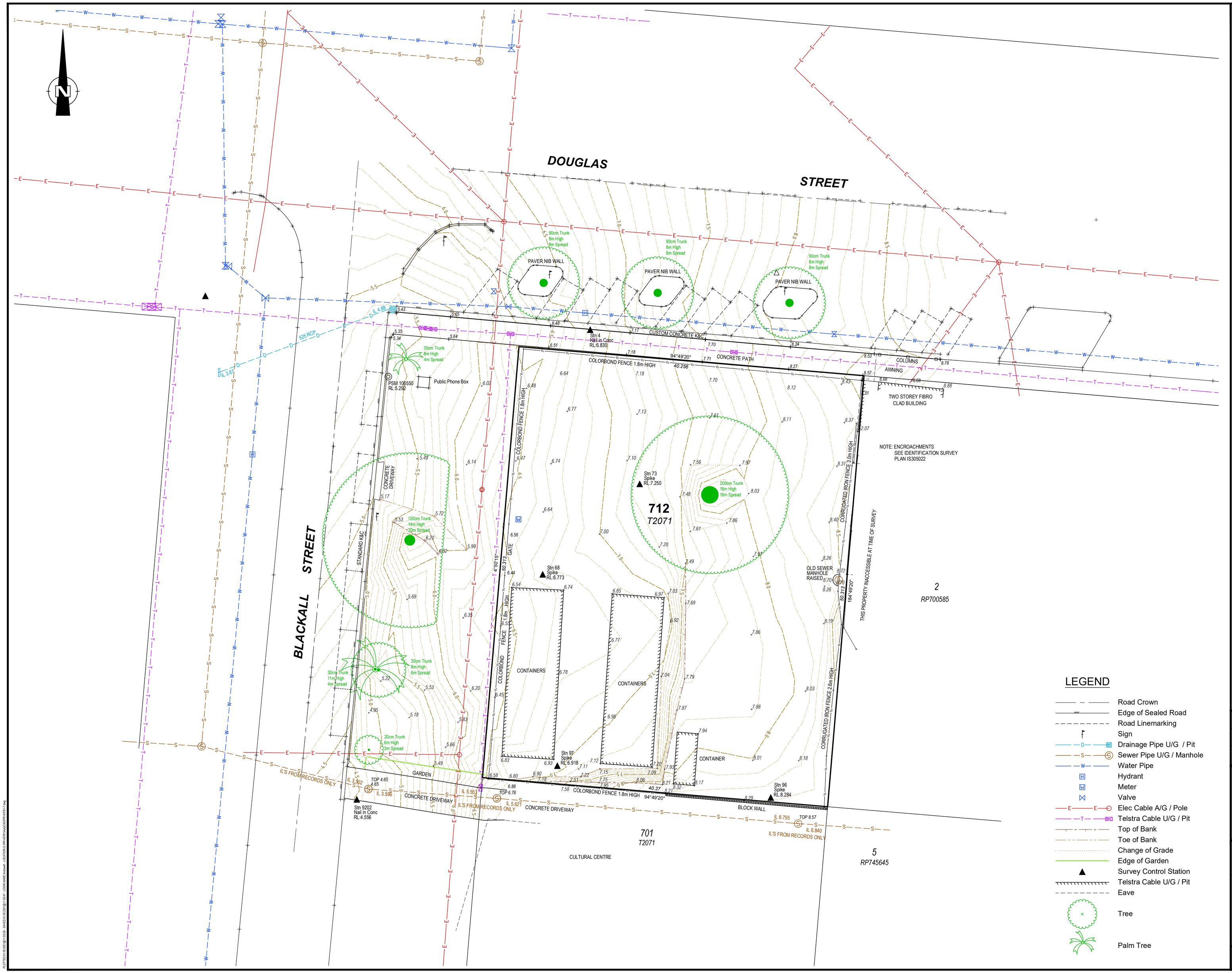
Historical Aerial Images (1973 – 2011)

1973 Image shows Original house in southwest portion of site with multiple additional roofed structures fronting Douglas Street also contained within the property.

Image shows original house on the property existed in 2011

APPENDIX B

Site Survey



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   E. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
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   G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.

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5. The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

6. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NOTES

Level Datum: AHD

Origin of Levels: PSM 106550
RL 5.292

Meridian: MGA 94 Zone 54

Origin of Coordinates: Stn 9200 Nail in Kerb
E: 633262.698
N: 8829662.274

Contour Interval: 0.1m
Index: 0.5m

0 2 4 6 8 10
metres

SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A1)
(1:400 @ A3)

LEGEND

- Road Crown
- Edge of Sealed Road
- Road Linemarking
- Sign
- Drainage Pipe U/G / Pit
- Sewer Pipe U/G / Manhole
- Water Pipe
- Hydrant
- Meter
- Valve
- Elec Cable A/G / Pole
- Telstra Cable U/G / Pit
- Top of Bank
- Toe of Bank
- Change of Grade
- Edge of Garden
- Survey Control Station
- Telstra Cable U/G / Pit
- Eave
- Tree
- Palm Tree

PROJECT MANAGER	SURVEYED
A Solomon	DKO 18/8/2021
COMPILED: AMK	CAD REF: PR143781-7.DWG (PR143781 CEQ TI Hardware DKO 180821.dwg)
SHEET SIZE: A1	SHEET 1 OF SHEETS 1

RPS Australia East Pty Ltd
ACN 140 292 762
135 Abbott St
PO Box 1949
CAIRNS QLD 4870
T +61 7 4031 1336
F +61 7 4031 2942
W rpsgroup.com

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COMMUNITY ENTERPRISE QUEENSLAND

DETAIL SURVEY

TI HARDWARE SITE

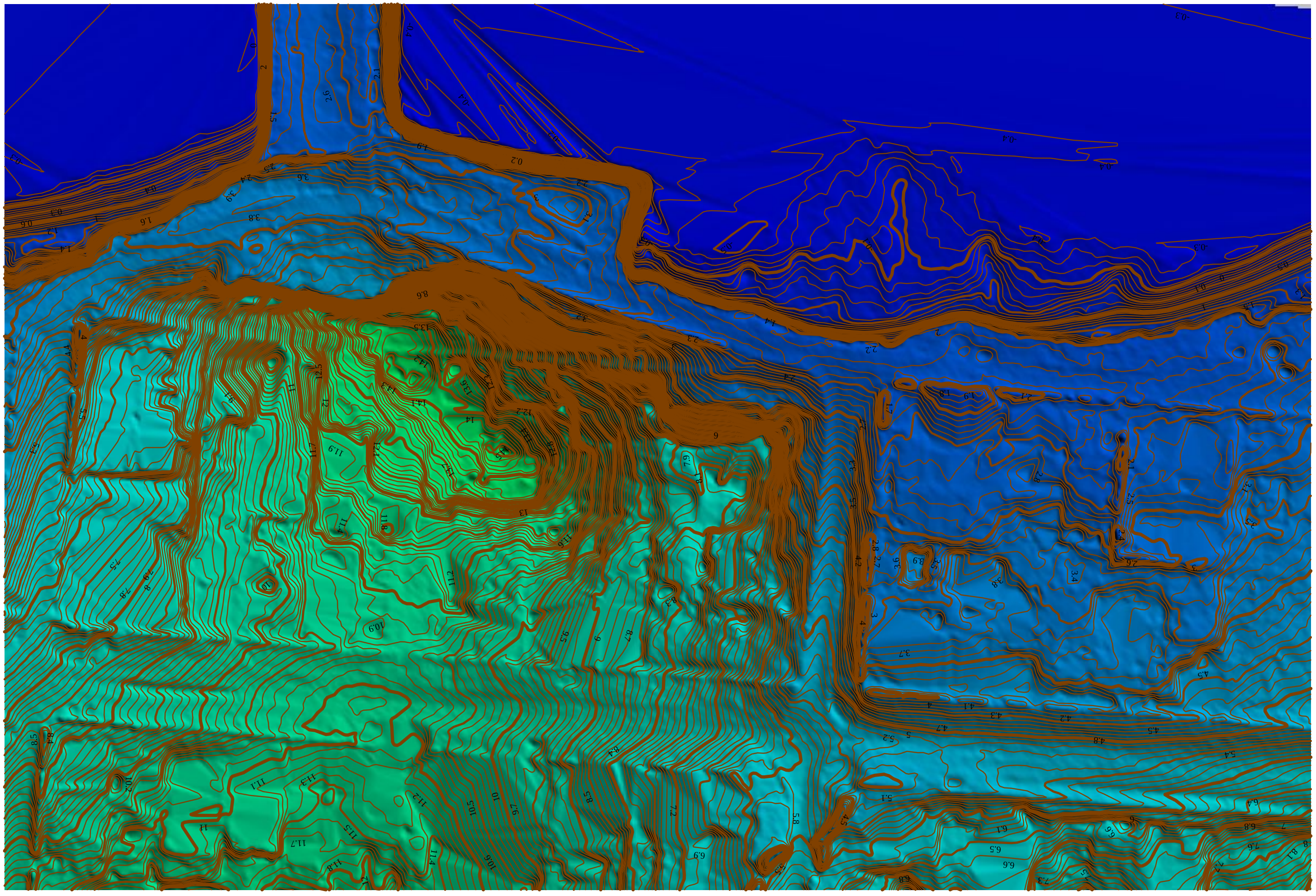
LOT 712 T2071

THURSDAY ISLAND

SCALE	DATE	DRAWING NO.	ISSUE
1:200	1/9/2021	PR143781-7	

APPENDIX C

LiDAR Data



APPENDIX D

Drainage Photos

APPENDIX E

Flood Overlay Map

TORRES SHIRE COUNCIL
planning scheme

LEGEND

Flood Hazard

- Streamlines 5m Buffer
- Flood Hazard Area
- Flood Hazard Area Buffer

Other Elements

- Cadastre
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Flood Hazard datasets depicted on this map has been sourced from: State of Queensland (Queensland Reconstruction Authority) 2018.
Data used: Queensland Floodplain Assessment Overlay.
Publication date: 17/10/2013.

Information

Whilst every care is taken to ensure the accuracy of this product, neither the Torres Shire Council or the State of Queensland make any representations or warranties about its accuracy, reliabiltity, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason. All data depicted on this map has been sourced from either the Torres Shire Council or the State of Queensland from the latest datasets available at the time of map compilation. Crown & Council Copyright Reserved.
Map compilation date: January 2020.

Note

Where information on the map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

Refer to Overlay Map OM-600 for the Flood Hazard Overlay Map Index.

N W E S

0 105 210 315 420 525
1:10,500 (metres)

Geocentric Datum of Australia 1994 (GDA94)

Overlay Map- Flood Hazard Overlay Thursday Island

OVERLAY MAP - OM601

APPENDIX F
Catchment Calculations
(and Detention Calculations)

Client:	PAWA Architects
Project Name:	Clifton Beach Development Traffic Study
Project Number:	1552
Calculations By:	Joe Chen
Calculation Date:	28-Oct-21

Notes:

1. Items in red must be entered manually.

Catchments A.1 to E.2

	Catchment Properties						Time of Concentration (min)									Catchment Properties			
Point of Reference ID	**Area (ha)**	**Min Elevation (m)**	**Max Elevation (m)**	**Length (m)**	**Equal Area Slope (%)**	**Mannings ($s/m^{1/3}$)**	**Condition**	**Overland Sheet Flow (Friend)**	**Concentrated Overland Flow (Bransby-Williams)**	**Creek Flow**	**Standard Inlet**	**Kerb Flow**	**Pipe Flow**	**Stream Flow**	**TOTAL**	**BOM Weather Station ID**	**$^{1}I_{10}$ (mm/hr)**	**Land Description**	**Fraction Impervious**
Whole Catchment pre dev	1.300							10.00				2.00			**12.00**				0.40
Whole Catchment post dev	1.300							10.00				2.00			**12.00**				0.60
Site only pre dev	0.2776							10.00							**10.00**				0.20
Site only post dev	0.2776										5.00				**5.00**				0.80
Check calcs for 10 and 20 min storms pre and post development																			
Site only pre dev	0.2776						10 min event								**10.00**				0.00
Site only post dev	0.2776						10 min event								**10.00**				0.80
Site only pre dev	0.2776						20 min event								**20.00**				0.00
Site only post dev	0.2776						20 min event								**20.00**				0.80

	Runoff Coefficient							Rainfall Intensity (mm/hr)							Peak Flow Rate (m^3/s)						
Point of Reference ID	**63% AEP**	**39% AEP**	**18% AEP**	**10% AEP**	**5% AEP**	**2% AEP**	**1% AEP**	**63% AEP**	**39% AEP**	**18% AEP**	**10% AEP**	**5% AEP**	**2% AEP**	**1% AEP**	**63% AEP**	**39% AEP**	**18% AEP**	**10% AEP**	**5% AEP**	**2% AEP**	**1% AEP**
Whole Catchment pre dev	0.64	0.68	0.76	0.80	0.84	0.92	0.96				202	220	245	263	**0.000**	**0.000**	**0.000**	**0.584**	**0.667**	**0.814**	**0.912**
Whole Catchment post dev	0.66	0.70	0.78	0.82	0.86	0.94	0.98				202	220	245	263	**0.000**	**0.000**	**0.000**	**0.598**	**0.684**	**0.834**	**0.935**
Site only pre dev	0.62	0.66	0.74	0.78	0.82	0.90	0.94			191	212	232	257	276	**0.000**	**0.000**	**0.109**	**0.128**	**0.147**	**0.178**	**0.199**
Site only post dev	0.69	0.73	0.82	0.86	0.90	0.99	1.00			230.0	256.0	279.0	308.0	328.0	**0.000**	**0.000**	**0.145**	**0.170**	**0.194**	**0.235**	**0.253**
Check calcs for 10 and 20 min storms pre and post development																					
Site only pre dev	0.62	0.66	0.74	0.78	0.82	0.90	0.94			191	212	232	257	276	**0.000**	**0.000**	**0.109**	**0.128**	**0.147**	**0.178**	**0.199**
Site only post dev	0.69	0.73	0.82	0.86	0.90	0.99	1.00			191	212	232	257	276	**0.000**	**0.000**	**0.120**	**0.141**	**0.162**	**0.196**	**0.213**
Site only pre dev	0.62	0.66	0.74	0.78	0.82	0.90	0.94			152	169	185	205	220	**0.000**	**0.000**	**0.087**	**0.102**	**0.117**	**0.142**	**0.159**
Site only post dev	0.69	0.73	0.82	0.86	0.90	0.99	1.00			152	169	185	295	220	**0.000**	**0.000**	**0.096**	**0.112**	**0.129**	**0.225**	**0.170**

2. Confirmation Notice

TORRES SHIRE COUNCIL

PO Box 171
THURSDAY ISLAND 4875

Telephone (07) 4069 1336
Facsimile (07) 4069 1845

Email: admin@torres.qld.gov.au
Website: www.torres.qld.gov.au
ABN: 34 108 162 398

DATE: 29 November 2021

Our Ref: IDAS 21/15
Your Ref: PR142524
Enquire to: Joseph Sabatino
Telephone: (07) 4083 1213

Community Enterprise Qld
c/- RPS Australia East Pty Ltd
PO Box 1949
Cairns QLD 4870

Delivered via email: owen.caddick-king@rpsgroup.com.au

Dear Sir/Madam

Confirmation Notice

Given under section 2 of the Development Assessment Rules

The development application was lodged with Torres Shire Council on the 16 November 2021 and accepted as properly made on 18 November 2021.

Applicant Details

Applicant Name:	Community Enterprise Qld
Applicant Contact Details:	c/- RPS Australia East Pty Ltd PO Box 1949 Cairns QLD 4970

Location Details

Street Address:	85 Douglas Street, Thursday Island
Real property description:	Lot 712 on T2071
Local government area:	Torres Shire Council

Application Details

Application Number:	IDAS 21/15

Approval Sought:	Development Permit for a Material Change of Use for a Showroom and Multiple Dwelling Units
Description of the Development:	Material Change of Use – Showroom (Hardware Store) and Multiple Dwelling Units (3 units)
Category of Development:	Assessable Development
Category of Assessment:	Impact Assessment

Public notification details

Part 4 of the Development Assessment Rules is applicable to this development application. Public notification is to be carried out for this development application in accordance with the requirements set out in Part 4 of the Development Assessment Rules. The public notification period for this development must be a period of at least 15 business days in accordance with section 53(4)(b) of the *Planning Act 2016.*

Referral details

Part 2: Referral of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Sara prefers that referrals are made online at MyDAS2 online referrals:
https://prod2.dev-assess.qld.gov.au/suite/

Alternatively, referrals can be posted or emailed as follows:

State Assessment and Referrals Agency
Far North Queensland Regional Office
PO Box 2358
CAIRNS QLD 4870

CairnsSARA@dsdmip.qld.gov.au

The development application must be referred to the following referral agencies:

For an Application Involving Referral Agency	Development Type	Relevant Provision of the Regulation	Name of Agency
State transport corridor	Material Change of Use	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	SARA

Other Details

Torres Shire Council may make an Information Request.

If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely,

Dalassa Yorkston
Chief Executive Officer

3. Information Request

TORRES SHIRE COUNCIL

PO Box 171
THURSDAY ISLAND 4875

Telephone (07) 4069 1336
Facsimile (07) 4069 1845

Email: admin@torres.qld.gov.au
Website: www.torres.qld.gov.au
ABN: 34 108 162 398

DATE: 10 December 2021

Our Ref: IDAS 21/15
Enquire to: Joseph Sabatino
Telephone: (07) 4083 1213

Community Enterprise Qld
c/- RPS Australia East Pty Ltd
PO Box 1949
Cairns Qld 4870

Delivered via email – owen.caddick-king@rpsgroup.com.au

Dear Sir/Madam

Information Request

Given under Section 12 of the Development Assessment Rules

The Torres Shire Council has carried out a further review of your development application for the following premises.

Applicant details

Application number:	IDAS 21/15
Approval sought:	Development Permit for a Material Change of Use for a Showroom and Multiple Dwelling Units
Description of proposal:	Material Change of Use – Showroom (Hardware Store) and Multiple Dwelling Units (3 units)

Location details

Street address:	85 Douglas Street, Thursday Island
Real property description:	Lot 712 on T2071

Information requested

The Torres Shire Council has determined that the following additional information is needed to assess the application:

1. Provide a pedestrian footpath minimum width 2m along the frontage of Blackall Street adjacent to the kerb connecting to the existing footpath along Douglas Street. Blackall Street is a main pedestrian route connecting Victoria Parade (key recreation pathways and pedestrian route from Ferry) to the shops in Douglas Street. The proposed development restricts all pedestrian movement within the verge resulting in pedestrians having to walk on the carriageway or within the proposed carpark.

2. The proposed off-street car park design from Blackall Street is considered not fit for purpose as it will not allow for medium rigid vehicles to readily access the delivery/dispatch area for material pickup and drop off. The nominated design will require amendment to include a pedestrian footpath and more ready access to the delivery/dispatch area. It is acknowledged that this may impact on the number of car park spaces provided.

3. Confirm the existing payphone located within the Blackall Street road reserve is proposed to be retained. It is unclear if the white box detailed on the site plan is the existing payphone.

4. Confirm that the existing mature trees located in the Blackall Street road reserve are proposed to be removed with replacement trees proposed. Any proposed tree removal is to include consultation with Traditional Owners to ensure appropriate cultural considerations have been addressed.

5. Provide cross sections of the Blackall Street road reserve demonstrating appropriate grade can be achieved within the carparking areas and access driveway.

6. Provide details on the grade of the internal ramp to deliveries/dispatch area.

7. Detail on the site plan the location of the proposed refuse collection area.

8. Confirm if any outdoor storage is proposed.

9. Provide further details on the height of the proposed retaining walls along the boundary of the site and along the Blackall Street frontage between the building and proposed carparking area.

10. Confirm if any prelodgement discussions have been held with Ergon Energy regarding the proposed works within the Blackall Street road reserve and the location of the existing power lines and poles. If no engagement has been undertaken, Council will be seeking third party advice from Ergon Energy following a response to this Information Request. This referral may result in delays in the assessment of the application.

It is noted that concerns were raised in the prelodgement response regarding PWD access to the proposed Multiple Dwelling units located on the first floor. While compliance with the Building Regulations will be addressed at the time of the building approval, please confirm that compliance can be achieved.

Further details

The due date for providing the requested information is 3 months from the date of this request.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:
(a) all of the information requested; or
(b) part of the information requested; or
(c) a notice that none of the information will be provided.

As Torres Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date

(or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Torres Shire Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

Council's preference is that any response to the information request is submitted as one package. Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

If you have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely

Dalassa Yorkston
Chief Executive Officer

4. Response to Information Request

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Our ref: PR142524-9 L80985 /OCK

Date: 17 December 2021

Torres Shire Council
PO Box 171
THURSDAY ISLAND QLD 4875

Dear Sir/Madam,

IDAS 21/15 - RESPONSE TO INFORMATION REQUEST – PROPOSED SHOWROOM (HARDWARE STORE) AND MULTIPLE DWELLING UNITS ON LAND AT 85 DOUGLAS STREET, THURSDAY ISLAND

RPS Australia East Pty Ltd confirms that we act on behalf of Community Enterprise Queensland (the 'Applicant') in respect to the above-described response to Council's request for further information and provide the following to facilitate Council's assessment:

Item 1 of Council's Information Request

Provide a pedestrian footpath minimum width 2m along the frontage of Blackall Street adjacent to the kerb connecting to the existing footpath along Douglas Street. Blackall Street is a main pedestrian route connecting Victoria Parade (key recreation pathways and pedestrian route from Ferry) to the shops in Douglas Street. The proposed development restricts all pedestrian movement within the verge resulting in pedestrians having to walk on the carriageway or within the proposed carpark.

Response

In response, please find attached the amended Proposal Plans prepared by PAWA Architecture for reference in **Attachment A**.

As indicated in the Typical Sections, a 900mm wide path is proposed to be provided adjacent to the parallel car parking spaces located in the existing Blackall Street pavement and a nominal 2.5m wide path is proposed along the Blackall Street frontage adjacent to the proposed Hardware Store.

To address the matter raised by Council, it is proposed to connect the nominal 2.5m wide path, that is proposed along the Blackall Street frontage adjacent to the proposed Hardware Store, to the kerb in Blackall Street with a 2m wide path located at the southern end of the site. The building has been designed to provide a partial awning cover of the footpath (the width of the awning being constrained by the location of the overhead powerlines) to provide a degree of weather protection for pedestrians. In addition, the nominal 2.5m wide path, that is proposed along the Blackall Street frontage adjacent to the proposed Hardware Store, passes proposed display windows and will be a location of greater activity. The nominal 2.5m wide path and the proposed connection to the Blackall street kerb is considered to be the preferred pathway connection for pedestrians.

Item 2 of Council's Information Request

The proposed off-street car park design from Blackall Street is considered not fit for purpose as it will not allow for medium rigid vehicles to readily access the delivery/dispatch area for material pickup and drop off. The nominated design will require amendment to include a pedestrian footpath and more ready access to the delivery/dispatch area. It is acknowledged that this may impact on the number of car park spaces provided.

Response

The proposed car park design had been designed to accommodate medium rigid vehicles (MRV), in terms of providing suitable pavement grades and accommodating vehicle manoeuvring requirements, with minor encroachments on the proposed car parking spaces, as indicated by the standard turning movements template detailed in the Proposed Site Plan prepared by PAWA Architecture and provided for reference in **Attachment A**.

While the standard turning movements template does identify minor encroachments on the proposed car parking spaces, particularly car parking space 3, it is noted that a MRV is only likely to visit the site once or twice per week and it is considered evident from the standard turning movement template that opportunity is available for a MRV to pass through the car parking area without encroaching on the car parking spaces should that be required at the time the MRV attends the site.

The proposed provision of the pedestrian footpath is addressed in Item 1 above.

Item 3 of Council's Information Request

Confirm the existing payphone located within the Blackall Street road reserve is proposed to be retained. It is unclear if the white box detailed on the site plan is the existing payphone. This information is required for the calculation of infrastructure charges.

Response

The payphone located within the Blackall Street road reserve is to be retained and this is more clearly indicated in the Proposed Ground Floor Plan prepared by PAWA Architecture and provided for reference in **Attachment A**.

Item 4 of Council's Information Request

Confirm that the existing mature trees located in the Blackall Street road reserve are proposed to be removed with replacement trees proposed. Any proposed tree removal is to include consultation with Traditional Owners to ensure appropriate cultural considerations have been addressed.

Response

The existing mature trees located in the Blackall Street road reserve are to be removed and juvenile trees will be incorporated in the landscaping to be provided. To ensure appropriate cultural considerations have been addressed, consultation with Traditional Owners will be undertaken prior to the existing trees being removed.

Item 5 of Council's Information Request

Provide cross sections of the Blackall Street road reserve demonstrating appropriate grade can be achieved within the carparking areas and access driveway.

Response

The car parking area and access driveways have been designed in consultation with CMG Consulting Engineers Pty Ltd and Typical Sections prepared by PAWA Architecture and provided for reference in **Attachment A** indicate the grades of the current conceptual designs.

Item 6 of Council's Information Request

Provide details on the grade of the internal ramp to deliveries/dispatch area.

Response

The car parking area, access driveways and internal ramp have been designed in consultation with CMG Consulting Engineers Pty Ltd and Typical Sections prepared by PAWA Architecture and provided for reference in **Attachment A** indicate the grades of the current conceptual designs.

Item 7 of Council's Information Request

Detail on the site plan the location of the proposed refuse collection area.

Response

The location and design of the refuse detention area has been added to the Concept Plans prepared by PAWA Architecture and provided for reference in **Attachment A**.

Item 8 of Council's Information Request

Confirm if any outdoor storage is proposed.

Response

No outdoor storage is proposed. All storage of goods is to be undertaken in the enclosed and secure building.

Item 9 of Council's Information Request

Provide further details on the height of the proposed retaining walls along the boundary of the site and along the Blackall Street frontage between the building and proposed carparking area.

Response

Further detail of the proposed retaining walls along the boundary of the site and along the Blackall Street frontage, between the building and proposed carparking area, is provided in the updated Concept Plans prepared by PAWA Architecture and provided for reference in **Attachment A**.

Item 10 of Council's Information Request

Confirm if any prelodgement discussions have been held with Ergon Energy regarding the proposed works within the Blackall Street road reserve and the location of the existing power lines and poles. If no engagement has been undertaken, Council will be seeking third party advice from Ergon Energy following a response to this Information Request. This referral may result in delays in the assessment of the application.

Response

In terms of the clearance provided between the proposed awnings and the powerlines, advice has been sought from Rob Bufi, a Principal Building Services Consultant from Sequal Consulting Group (SEQUAL) who specialise in Mechanical and Electrical Building Services. SEQUAL has recommended that the clearance provided between the proposed awnings and the powerlines be in accordance with the document prepared by Energex and Ergon, 'Electricity Entity Requirements: Working Near Overhead and Underground Electric Lines' (refer to copy in **Attachment B**) and the clearance provided is consistent with those requirements.

In terms of the power poles located at ground level and the proposed works at ground level, advice has been sought from CMG Consulting Engineers and the clearance to be maintained between the base of the power pole and any significant proposed earthworks is consistent with the recommendations provided by CMG Consulting Engineers.

Council's PWD Compliance Enquiry

It is noted that concerns were raised in the prelodgement response regarding PWD access to the proposed Multiple Dwelling units located on the first floor. While compliance with the Building Regulations will be addressed at the time of the building approval, please confirm that compliance can be achieved.

Response

PAWA Architecture have further consulted with All Construction Approvals, Building Certifiers, in respect of this matter and have amended the design of the 2 Bedroom Apartment to provide a separate entry door and PWD level access off Douglas Street which complies with the requirements of the Building Code of Australia.

Our ref: PR142524-9 L80985 /OCK

The responses provided address all of the information requested and Council is requested to finalise its assessment of the proposal. However, should you seek to further discuss the proposal and/or seek further information, do not hesitate to contact the undersigned in the Cairns office.

Yours sincerely,
for RPS Australia East Pty Ltd

Owen Caddick-King
Principal Planner
Owen.caddick-king@rpsgroup.com.au
+61 417 757 251

Attachment A – Amended Proposal Plans prepared by PAWA Architecture

Attachment B – Energex and Ergon document Electricity Entity Requirements: Working Near Overhead and Underground Electric Lines

Attachment A

Amended Proposal Plans prepared by PAWA Architecture

CONCEPT DESIGN ONLY

COVER SHEET
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

COMMUNITY ENTERPRISE QUEENSLAND 20B255 A000

architecture | tropical design | masterplanning

PAWA architecture

DEC 2021 REVISION 21

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Sheet Number	Sheet Name
A000	COVER SHEET
A001	LOCATION
A002	SITE PLAN
A003	LAYOUT PLANS - GROUND FLOOR PLAN
A004	LAYOUT PLAN - FIRST FLOOR
A005	DEPARTMENT & AREA PLANS
A006	ELEVATIONS
A007	ELEVATIONS 2
A008	PERSPECTIVES - EXTERIOR
A009	TYPICAL SECTIONS
A010	TYPICAL RETAINING WALL

PROPOSED THURSDAY ISLAND HARDWARE
85 DOUGLAS ST, THURSDAY ISLAND

CONCEPT DESIGN ONLY

LOCATION
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

COMMUNITY ENTERPRISE QUEENSLAND 20B255 A001

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PAWA architecture

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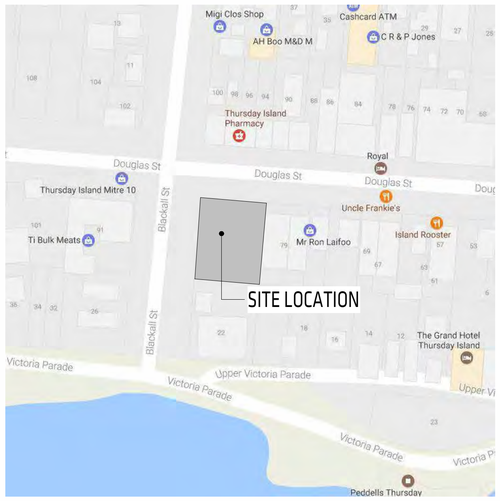

2 LOCALITY PLAN
scale 1 : 5000 @ A1

1 PROPOSED SITE PLAN
scale 1 : 200 @ A1

REAL PROPERTY DESCRIPTION
LOT 712 ON T2071
85 DOUGLAS ST
THURSDAY ISLAND
SITE AREA: 2026m²

N

CONCEPT DESIGN ONLY

4 0 4 8 12 16 20 m
SCALE 1: 200 @ A1 SCALE 1: 400 @ A3

SITE PLAN
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

COMMUNITY ENTERPRISE QUEENSLAND 20B255 A002

architecture | tropical design | masterplanning

PAWA architecture

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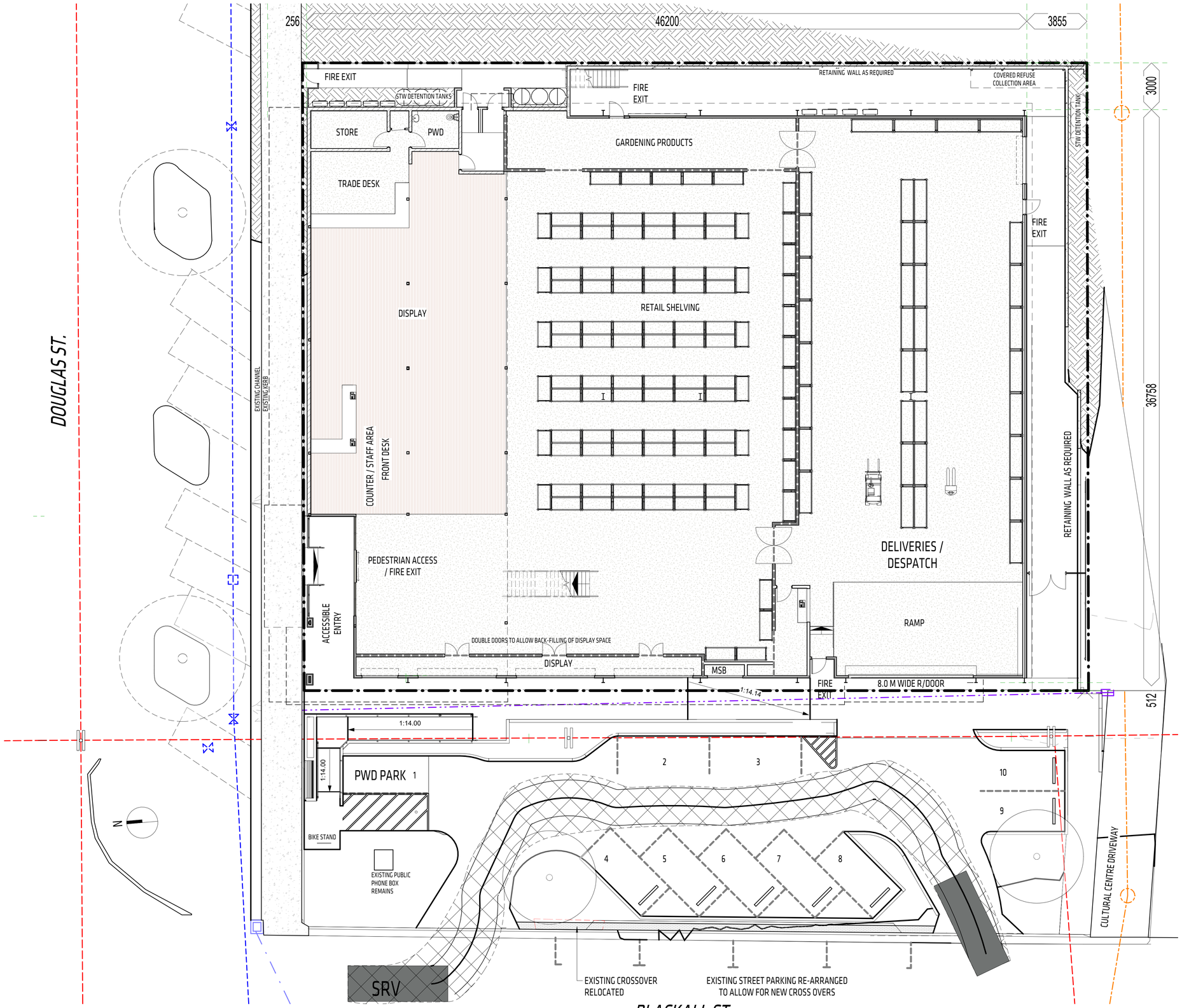

1 PROPOSED GROUND FLOOR PLAN
scale 1 : 125 @ A1

CONCEPT DESIGN ONLY

2.5 0 2.5 5 7.5 10 12.5
SCALE 1: 125 @ A1 SCALE 1: 250 @ A3 m

LAYOUT PLANS - GROUND FLOOR PLAN
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

COMMUNITY ENTERPRISE QUEENSLAND 20B255 A003

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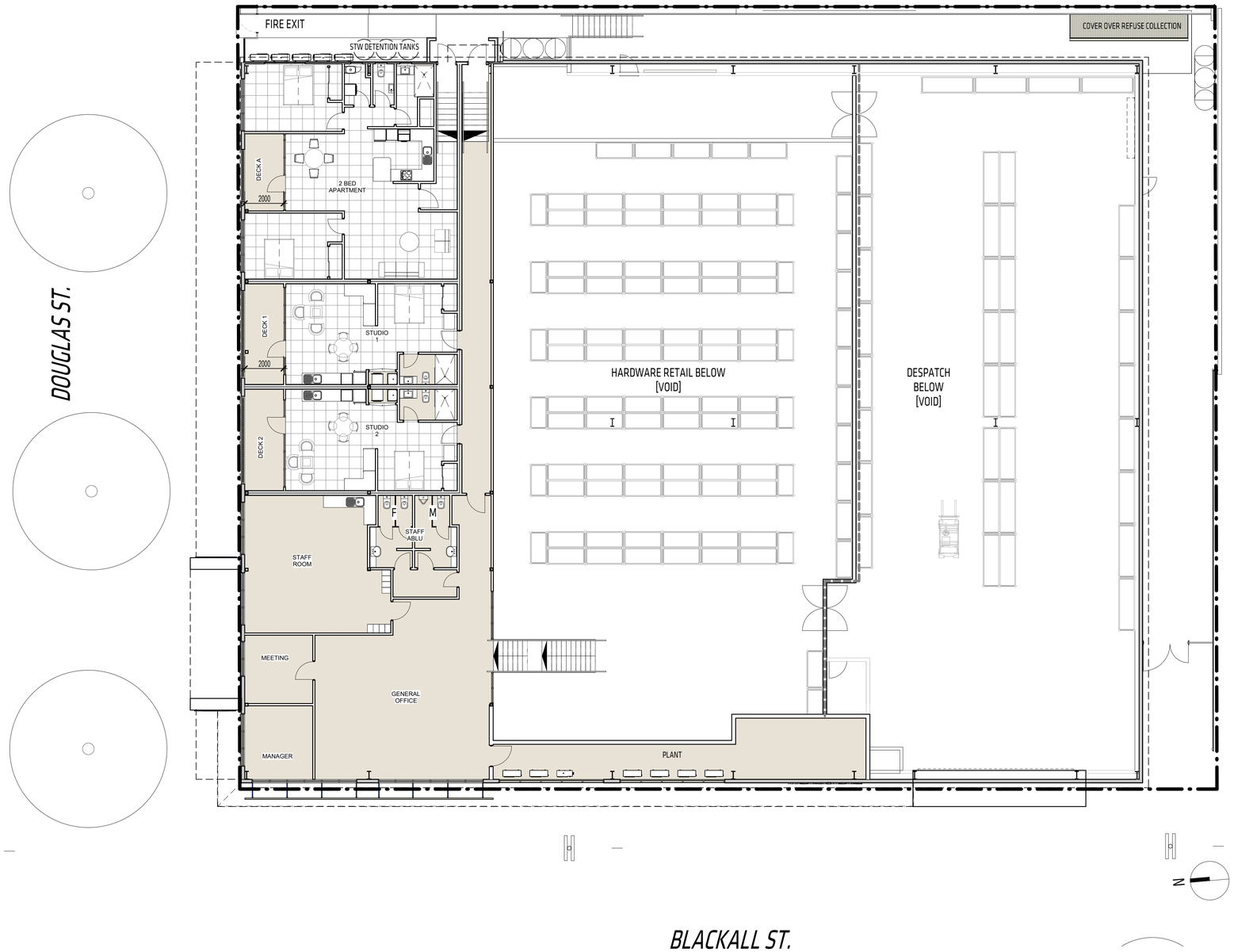

1 PROPOSED FIRST FLOOR PLAN
scale 1 : 125 @ A1

CONCEPT DESIGN ONLY

LAYOUT PLAN - FIRST FLOOR
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

2.5 0 2.5 5 7.5 10 12.5 m
SCALE 1: 125 @ A1 SCALE 1: 250 @ A3

COMMUNITY ENTERPRISE QUEENSLAND 20B255 A004

PAWA architecture
architecture | tropical design | masterplanning | interiors

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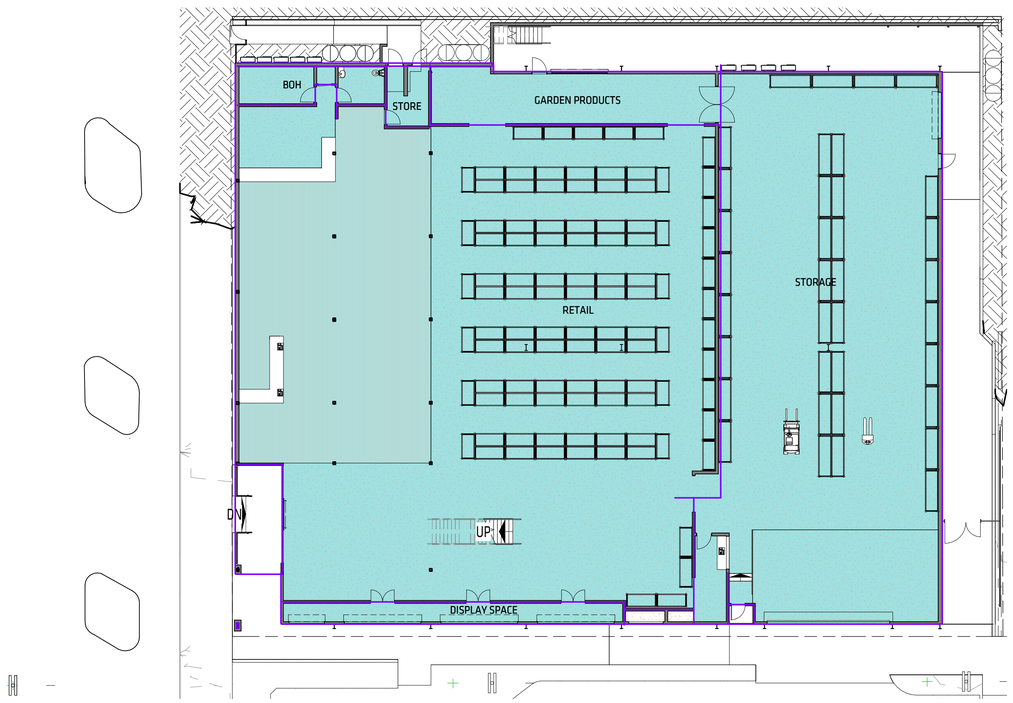
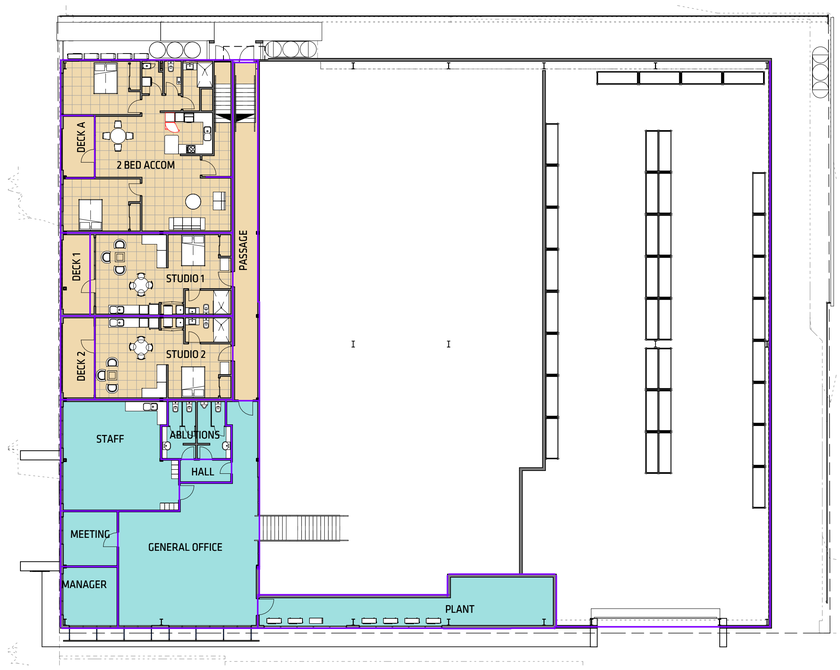


1 A006 GROUND FLOOR - DEPARTMENTS & GROSS AREAS
scale 1 : 200 @ A1



2 A006 FIRST FLOOR - DEPARTMENTS & GROSS AREAS
scale 1 : 200 @ A1

ACCOMMODATION

TI HARDWARE

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
L00 GRD FLR	
TI HARDWARE	
RETAIL	963.8 m²
STORAGE	534.1 m²
GARDEN PRODUCTS	68.6 m²
DISPLAY SPACE	32.5 m²
BOH	25.1 m²
STORE	12.1 m²
TI HARDWARE	1636.2 m²
L00 GRD FLR	1636.2 m²
L01 1ST FLR	
ACCOMMODATION	
2 BED ACCOM	117.8 m²
STUDIO 1	50.5 m²
STUDIO 2	49.2 m²
PASSAGE	36.9 m²
DECK 2	12.2 m²
DECK 1	10.5 m²
DECK A	9.1 m²
ACCOMMODATION	286.3 m²
TI HARDWARE	
GENERAL OFFICE	90.5 m²
STAFF	52.4 m²
PLANT	52.2 m²
ABLUTIONS	16.6 m²
MANAGER	15.1 m²
MEETING	13.6 m²
HALL	5.2 m²
TI HARDWARE	245.5 m²
L01 1ST FLR	531.8 m²
GRAND TOTAL	2168.0 m²

BUILDING CLASSIFICATION (NCC)

- CLASS 2 ACCOMMODATION UNITS (SOLE-OCCUPANCY UNITS)
- CLASS 6 BUILDING USED FOR THE RETAIL OR SUPPLY OF SERVICES DIRECT TO THE PUBLIC

SITE COVERAGE

- OUTER LIMITS OF PROJECTION OF THE BUILDING; EXCLUDING OVERHANGS ETC = 1636 M2
- SITE AREA = 2026 M2
- SITE COVERAGE = 80.7%

CONCEPT DESIGN ONLY

4 0 4 8 12 16 20 m
SCALE 1: 200 @ A1 SCALE 1: 400 @ A3

DEPARTMENT & AREA PLANS
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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1 ELEVATION - DOUGLAS STREET
scale 1 : 100 @ A1

2 ELEVATION - BLACKALL STREET
scale 1 : 100 @ A1

CONCEPT DESIGN ONLY

2 0 2 4 6 8 10
SCALE 1: 100 @ A1 SCALE 1: 200 @ A3 m

ELEVATIONS
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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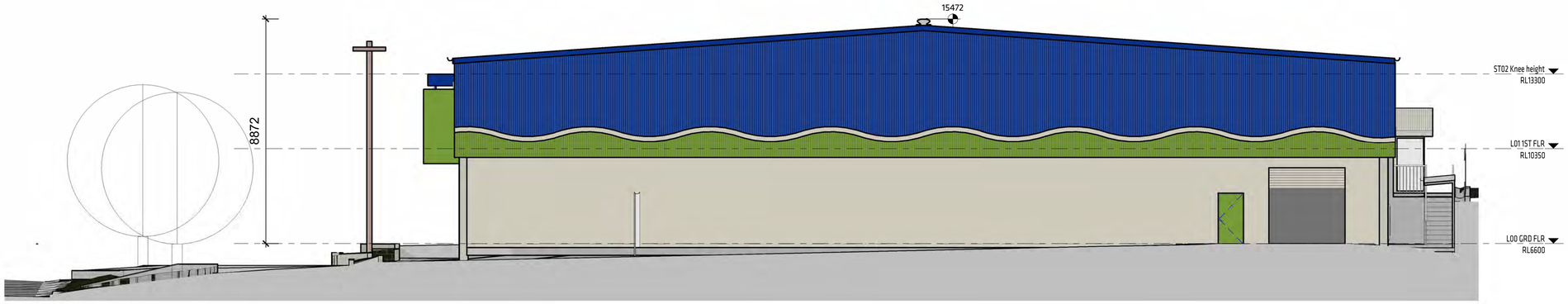

1 ELEVATION - SOUTH
scale 1 : 100 @ A1

2 ELEVATION - EAST
scale 1 : 100 @ A1

CONCEPT DESIGN ONLY

2 0 2 4 6 8 10
SCALE 1: 100 @ A1 SCALE 1: 200 @ A3 m

ELEVATIONS 2
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STREET LEVEL VIEW LOOKING DOWN DOUGLAS STREET TO CORNER

STREET LEVEL VIEW LOOKING FROM DOUGLAS STREET TO ENTRY

ELEVATED VIEW FROM DOUGLAS AND BLACKALL STREET CORNER

CONCEPT DESIGN ONLY

PERSPECTIVES - EXTERIOR

PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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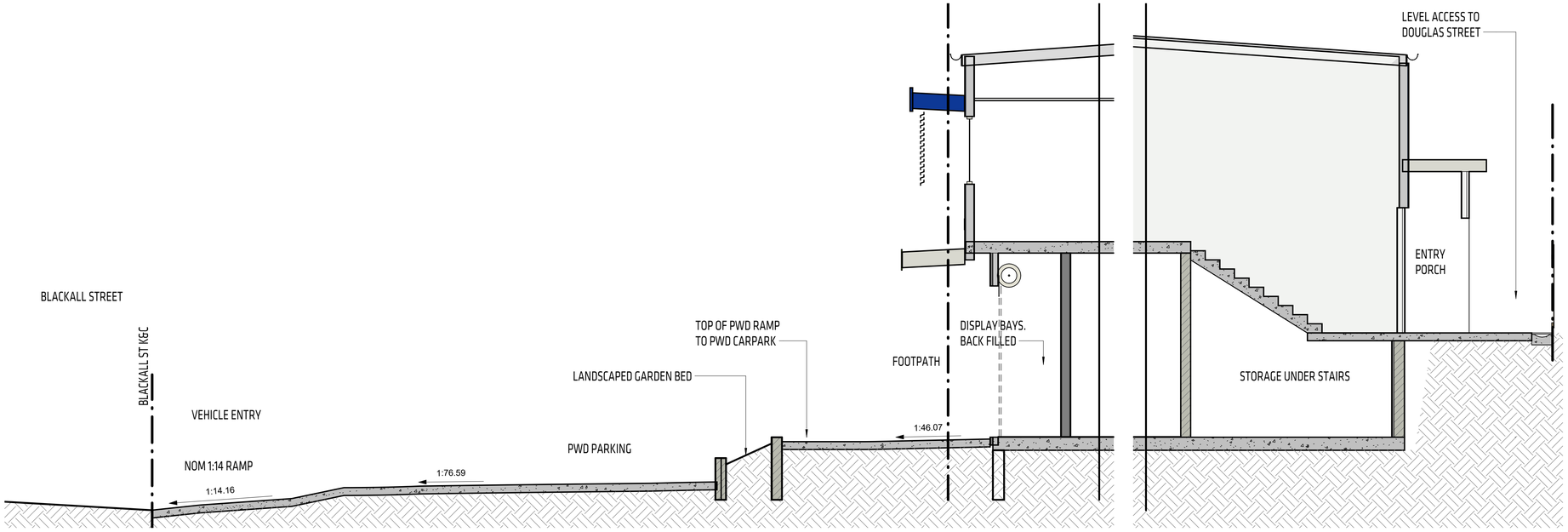
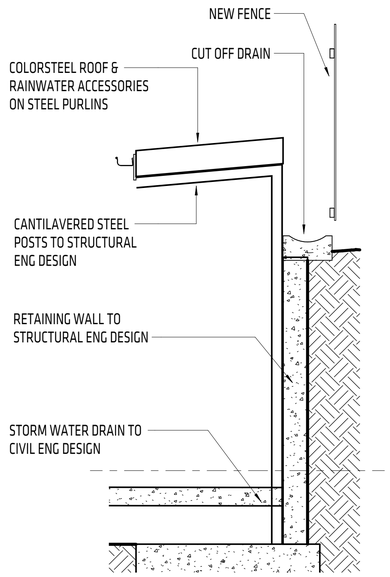


1 TYPICAL SECTION THROUGH ENTRY POINT
scale 1 : 50 @ A1



4 REFUSE COLLECTION DETAIL
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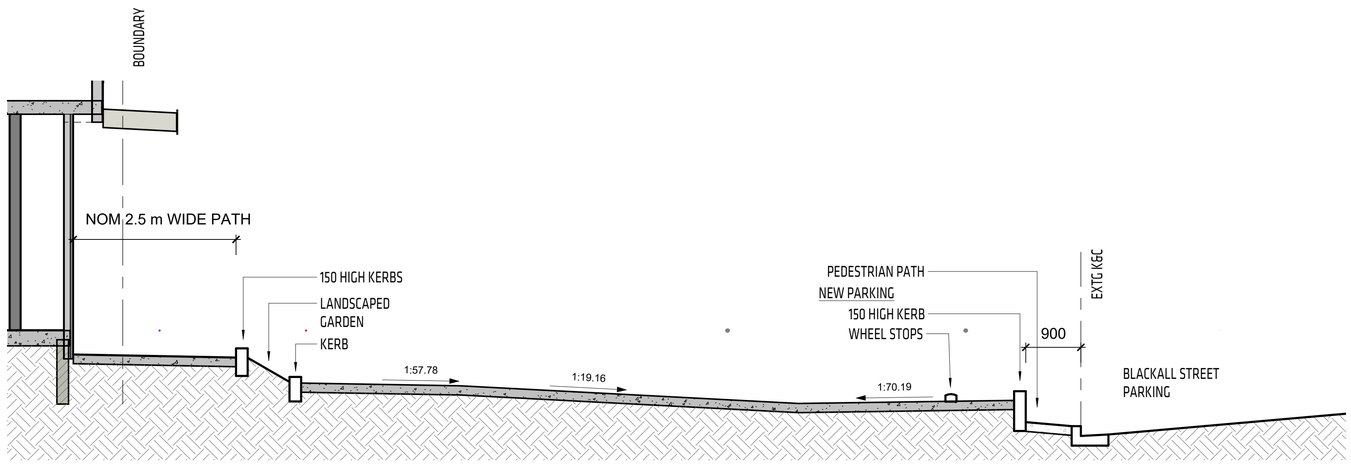
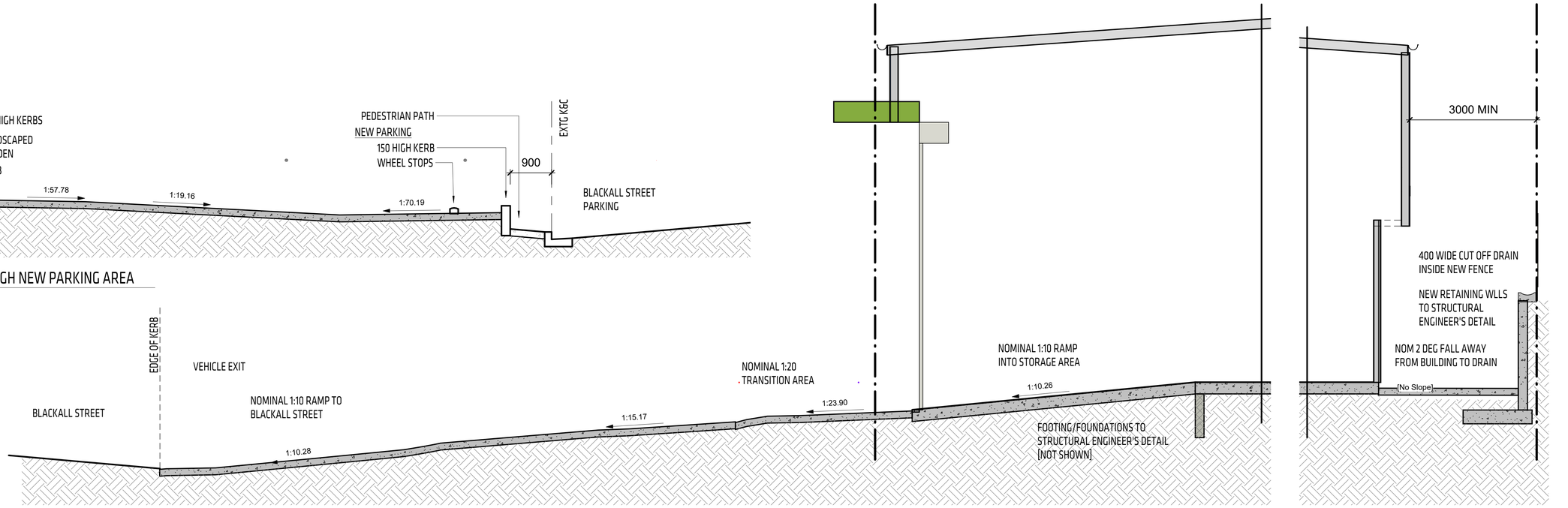


2 TYPICAL SECTION THROUGH NEW PARKING AREA
scale 1 : 50 @ A1



3 TYPICAL SECTION THROUGH STORAGE DOOR & MAIN EXIT RAMP
scale 1 : 50 @ A1

CONCEPT DESIGN ONLY

1 0 1 2 3 4 5
SCALE 1: 50 @ A1 SCALE 1: 100 @ A3 m

TYPICAL SECTIONS
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

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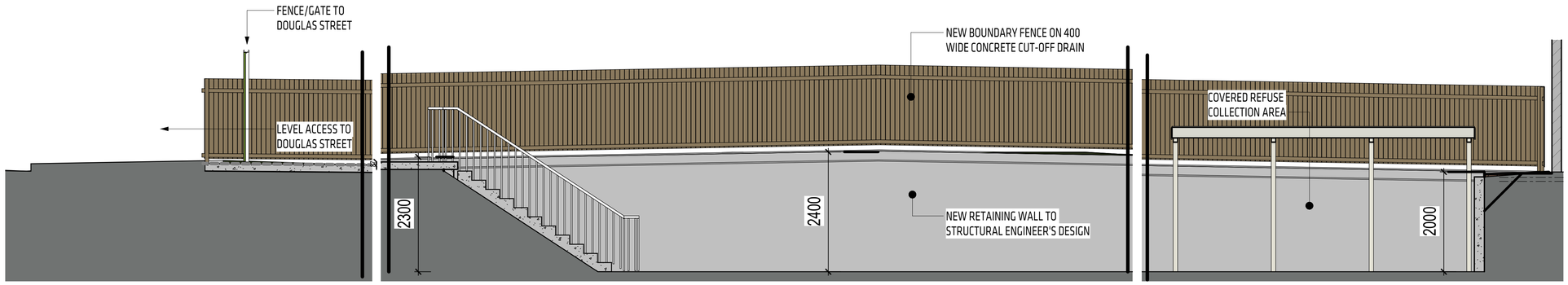

2 RETAINING WALL ON EASTERN BOUNDARY
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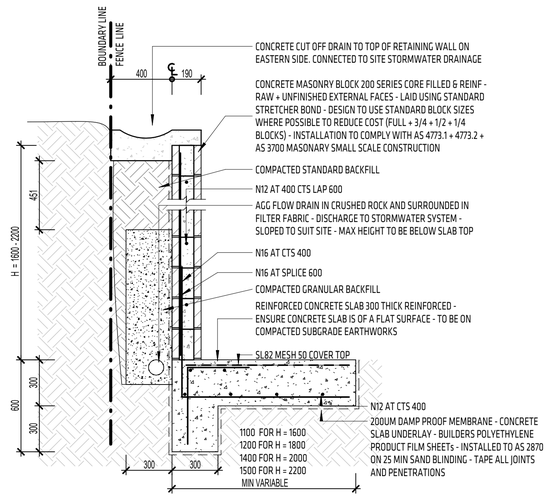
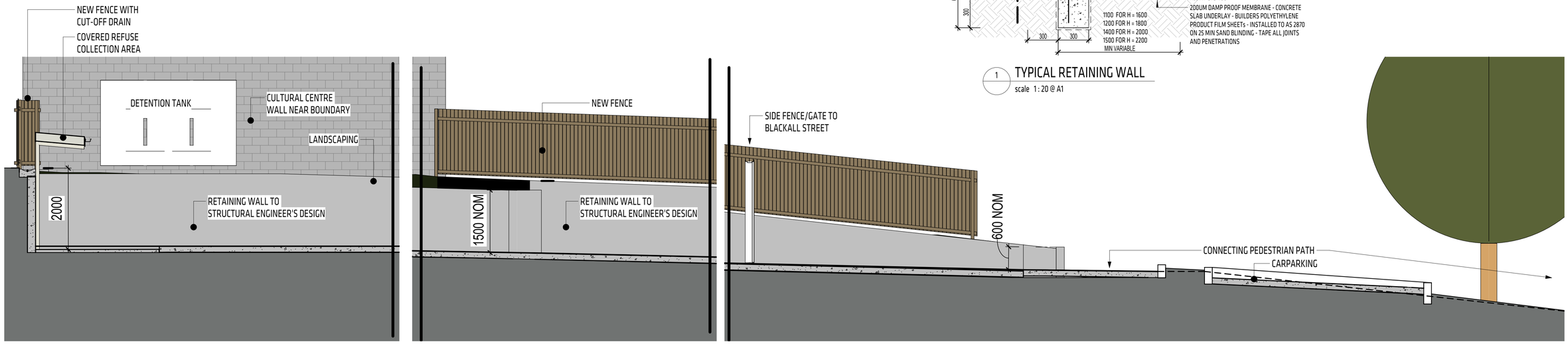


1 TYPICAL RETAINING WALL
scale 1 : 20 @ A1



3 RETAINING WALL ON SOUTHERN BOUNDARY
scale 1 : 50 @ A1

CONCEPT DESIGN ONLY

TYPICAL RETAINING WALL
PROPOSED THURSDAY ISLAND HARDWARE, THURSDAY ISLAND, QLD 4875

1 0 1 2 3 4 5 m
SCALE 1: 50 @ A1 SCALE 1: 100 @ A3

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Attachment B

Energex and Ergon document Electricity Entity Requirements: Working Near Overhead and Underground Electric lines

Electricity Entity Requirements: Working Near Overhead and Underground Electric Lines

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Disclaimer

This document refers to various standards, guidelines, calculations, legal requirements, technical details and other information and is not an exhaustive list of all safety matters that need to be considered.

Over time, changes in industry standards and legislative requirements, as well as technological advances and other factors relevant to the information contained in this document, may affect the accuracy of the information contained in this document. Whilst care is taken in the preparation of this material, Energex and Ergon Energy do not guarantee the accuracy and completeness of the information. Accordingly, caution should be exercised in relation to the use of the information in this document.

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Copies of the relevant Acts, Regulation and Codes of Practice and any other relevant legislation can be found on the Queensland Government web site - https://www.worksafe.qld.gov.au/

Electricity Entity Requirements:

Working Near Overhead and Underground Electric Lines

1. PURPOSE AND SCOPE

The purpose of this document is to set out the Electricity Entity requirements for anyone who may be contemplating working or operating plant near any Electricity Entity overhead or underground electric lines.

2. DEFINITIONS, ABBREVIATIONS AND ACRONYMS

Applicant

A person contacting, or submitting an application to the Electricity Entity for Safety Advice.

Authorised Person

For work near an electrical line, means a person who has enough technical knowledge and experience to do work that involves being near to the electrical line; and has been approved by the person in control of the electrical line (Electricity Entity) to do work near to the electrical line.

Authorised Person (Electrical)

An Electrical Mechanic or Electrical Linesperson (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity who is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and / or switchboard.

Earthworks

Any digging, penetration or disturbance of ground including but not limited to post hole digging, excavating, trenching, directional boring, bore hole sinking, driving pickets/posts into ground, cut and fill, dam or levee bank construction, blasting.

Electricity Entity

Where Electricity Entity appears throughout this document, it relates to either Energex or Ergon Energy area of responsibility. Refer to respective contact details below.

Energex:

- General Enquiries - ph 13 12 53
- Loss of Supply – ph 13 62 62
- Emergencies – ph 13 19 62

Ergon Energy:

- General Enquiries - ph 13 74 66
- Loss of Supply – ph 13 22 96
- Emergencies – ph 13 16 70

Instructed Person

For an electrical line, means a person who is acting under the supervision of an Authorised Person for the electrical line.

Safety Advice

A written notice identifying the known electrical hazards at a specific site and advising the control measures required to be implemented by Responsible Person (person responsible for worksite) to reduce the likelihood of harm to person, plant or vehicle at site.

Safety Observer

A safety observer or "spotter", for the operation of operating plant, means a person who:

(a) observes the operating plant; and

(b) advises the operator of the operating plant if it is likely that the operating plant will come within an exclusion zone for the operating plant for an overhead electric line.

This is a person who has undergone specific training and is competent to perform the role in observing, warning and communicating effectively with the operator of the operating plant.

Untrained Person

For an electrical line, means a person who is not an Authorised Person or an Instructed Person for the electrical line.

3. REFERENCES

Electrical Safety Regulation 2013: Part 5 - Overhead and Underground Electric Lines

Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines

Work Health and Safety Act 2011

Work Health and Safety Regulation 2011

Energex documents:

- Form 1227 Application for Safety Advice – Working near Energex exposed live parts
- Form 1228 Important Notice – Working near Energex Power Lines Including Overhead Services
- Form 0347 Safety Advice on working near Energex exposed live parts

Ergon Energy documents:

- BS001405F107 Safety Advice Request Form
- BS001405F108 Safety Advice on Working around Electrical Parts Form
- BS001405R101 Important Notice Regarding Safety Advice QRG

4. ABOUT THIS GUIDE

This guide to working near the Electricity Entity network is designed to assist any person working, contemplating work or operating plant near any Electricity Entity overhead or underground electric lines to meet their duties under the Work Health and Safety Act 2011, Electrical Safety Act 2002, Electrical Safety Regulation 2013 and relevant Codes of Practice including Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines and help to identify the steps needed to ensure risks are minimised for all who work or are likely to be affected by the work in these situations.

The Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines, provides practical advice on ways to manage electrical risk when working near electric lines including the exclusion zones that apply. An electronic copy of this Code of Practice as well as, Electrical Safety Act and Regulation is available at the Queensland Government Electrical Safety Office web site at https://www.worksafe.qld.gov.au/electricalsafety. You should obtain a copy and read this material, to enable you to fully understand your obligations, and prospective means of complying with them.

4.1. Who does the Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements apply to?

A person, worker or Person Conducting a Business or Undertaking (PCBU) at a workplace is required to comply with the requirements of Electrical Safety Regulation 2013 Part 5 Overhead and Underground Electric Lines and Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines to ensure that no person, plant or thing comes within an unsafe distance (exclusion zone) of an overhead electric line. Compliance with these regulatory requirements is essential to reduce the risk of electric shock and contact with Electricity Entity electric lines and other assets which can have deadly consequences.

Examples of work activities where risk of person, plant or equipment coming near or into contact with overhead electric lines include but are not limited to:

- Pruning or felling trees or vegetation near overhead electric lines, including the service wire into a building;
- Carrying out building work, scaffolding or demolition adjacent to overhead electric lines;
- Painting fascia, replacing roofing, guttering or external cladding near service line point of entry to a building;
- Operating cranes, tip trucks, cane harvesters, elevated work platforms, fork lifts, grain augers, excavators, irrigators, etc near overhead electric lines;
- Erecting or maintaining advertising signs or billboards near overhead electric lines;
- Dam or levee bank construction.

Examples of work activities that could involve risk of damage to underground cables or earthing systems include but are not limited to:

- Digging holes, excavating, sawing, trenching, under boring, sinking bore holes, earthworks or laying cables, pipes, etc or driving implements into the ground (e.g. star pickets, fence posts) near where underground cables or earthing systems may be located.

4.2. Are you working or planning to work near overhead or underground electric lines?

Electrical Safety Regulation Section 68 requires that before carrying out any work at a workplace where there is a risk of any person, plant or thing encroaching the exclusion zone of overhead electric lines, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise electrical safety risks to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines detail the Exclusion Zones that must be maintained.

4.2.1 Work near overhead electric lines

Where a risk assessment has been conducted and control measures implemented in accordance with requirement of Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) and it has identified that exclusion zones from overhead electric lines cannot be maintained, the person, worker or PCBU is then required to contact Electricity Entity and request written Safety Advice (refer Section 4.3 below).

The person, worker or PCBU shall be required to maintain exclusion zones until such times as the Electricity Entity has provided written Safety Advice.

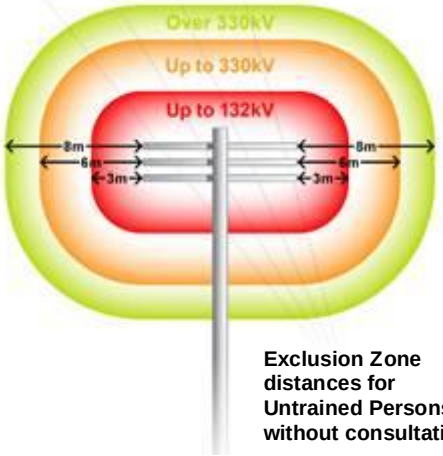
A person, worker or PCBU would not be required to contact the Electricity Entity and request written Safety Advice where their risk assessment and implemented control measures ensure that exclusion zones from overhead electric lines will be maintained throughout performance of work to be undertaken at a particular site.

4.2.2 Exclusion Zones

An exclusion zone is a safety envelope around an overhead electric line. No part of a worker, operating plant or vehicle should enter an exclusion zone while the overhead electric line is energised (live).

Exclusion zones keep people, operating plant and vehicles a safe distance from energised overhead lines.

You must keep yourself and anything associated with the work activity out of the exclusion zone (e.g. a safe distance) unless it is not reasonably practicable to do so; and the person conducting a business or undertaking complies with the requirements of Section 68(2) of the Electrical Safety Regulation in relation to:



Exclusion Zone distances for Untrained Persons without consultation

- conducting a risk assessment;
- implementing control measures; and
- adhering to any requirements of an Electricity Entity responsible for the line.

Exclusion Zone - Untrained Person (distances in mm)

Nominal phase to phase voltage of electric line	Untrained Person		
	Person	Operating Plant	Operating Vehicles
Insulated LV: Consultation with and verified by AP (Electrical)	No exclusion zone prescribed	1000	300
LV with NO consultation with Electricity Entity	3000	3000	600
LV With consultation with Electricity Entity	1000		
>LV up to 33 kV with NO consultation with Electricity Entity	3000		900
LV up to 33 kV with consultation with Electricity Entity	2000		
>33 kV up to 132 kV	3000		2100
>132 kV up to 220 kV	4500	6000	2900
>220 kV up to 275 kV	5000		

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

Exclusion Zone – Instructed Person and Authorised Person (distances in mm)

Nominal phase to phase Voltage of electric line	Instructed Person (IP) & Authorised Person (AP)		
	AP and IP	Operating Plant with Safety Observer or another Safe System of work	Operating of Vehicles
Insulated LV: Consultation with and verified by AP (Electrical)	No exclusion zone prescribed	No exclusion zone prescribed	No exclusion zone prescribed
LV	No exclusion zone prescribed	1000	600
>LV up to 33 kV	700	1200	700
>33 kV up to 50 kV	750	1300	750
>50 kV up to 66 kV	1000	1400	1000
>66 kV up to 110 kV		1800	
>110 up to 132	1200		1200

(information extracted from Electrical Safety Regulation 2013 Schedule 2)

4.2.3 Work near underground electrical lines (underground electrical assets)

Before carrying out any earthworks at a location, the person, worker or PCBU is required to ensure that the potential hazards are identified, a risk assessment conducted and the necessary control measures implemented to minimise the risk of damaging identified or unidentified underground electrical assets and to ensure the safety of all workers and other persons at the workplace. The Electrical Safety Regulation 2013 and Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines and Electricity Entity Requirements (this document) detail the requirement for work near underground electric lines.

There is no exclusion zone applicable for underground electrical assets – conduits, cables (unless cable is damaged, or conductors or terminations have been exposed) therefore there is **no requirement for a written Safety Advice** to be requested by a person, worker or PCBU, or issued by an electricity entity for work at a site that only involves identified or unidentified underground electrical assets (e.g. does not involved overhead electric lines or other exposed live parts within the work location).

4.3. Obtaining Safety Advice

To obtain written Safety Advice where identified as being required in Section 4.2.1 above, complete and return (by fax or email) the applicable Safety Advice Request Form which is accessible via the electricity entity website link on page 9:

- Energex Form 1227 Application for Safety Advice – Working near Energex exposed live parts
- Ergon Energy BS001405F107 Safety Advice Request Form

On receipt, the Electricity Entity will contact the Applicant to advise date and time to meet at site to provide written Safety Advice. It is advisable to bring to the meeting your copy of the Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines (and Dial Before You Dig Plan for location of underground assets where required), as reference to this will be necessary during the meeting. Written Safety Advice and/or other control measures provided by the Electricity Entity may incur a fee.

Failure to adhere to the Electrical Safety Regulation Section 68 requirements and mandatory control measures as documented on written Safety Advice as issued will result in written non-compliance advice being sent to the Electrical Safety Office.

Where this work is required to occur on a regular basis at a workplace, the PCBU may consider arranging to have one or more employees trained and subsequently accredited with the Electricity Entity as Authorised Persons.

4.4. Authorised Person and how to become one?

Under the Electrical Safety Regulation 2013, the exclusion zones for working near or operating plant or vehicles near exposed, low voltage or high voltage electric lines vary depending on whether a person is classed as an “Untrained Person”, “Authorised Person” or “Instructed Person”. An Authorised Person is permitted to carry out work closer to the electric lines than an Untrained Person (refer Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines Appendix B Exclusion Zones for Overhead Electric Lines).

To become an Authorised Person, the employer / self-employed person must first satisfy the “person in control” of the electric line, in this case the Electricity Entity, that their Applicants possess the required competencies. They must then apply in writing to Electricity Entity for approval.

Removal or replacement of LV service fuse to permit work on consumers' mains, installation switchboard, consumer's terminals or eliminate an exclusion that would exist requires the Electrical Mechanic to hold a current Queensland Electrical Mechanic Licence and perform the work in accordance with their documented safe system of work.

NOTE: **It is not permissible to replace a blown LV service fuse(s) after loss of supply to consumer's installation or to alter Electricity Entity LV aerial services.**

4.5. Contacting Electricity Entity for Safety Advice or Authorised Person Enquiries

By phone

- call Electricity Entity on General Enquiries phone number (refer page 3).

By email

- **Energex**: custserve@energex.com.au or authorisedperson@energex.com.au
- **Ergon Energy**: safetyadvice@ergon.com.au

Website

- **Energex:** https://www.energex.com.au/safety/safety-around-the-network
- **Ergon Energy:** https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

5. OVERHEAD ELECTRIC LINES

The following table sets out preparatory work options that may be required to be performed by the Electricity Entity (or electrical contractor where identified as being permitted who is an Authorised Person - Electrical) to assist a person, worker or PCBU in minimising the electrical safety risks of, encroaching within the exclusion zone or, contact with electric lines.

Category of work		Description	Costing arrangement
Safety Advice	Base information	Provide Safety Advice	**Nil cost to customer**
LV Service isolation	**1.** Isolation carried out by customer's electrical contractor	Isolation of overhead or underground service by removal of the service fuse(s). (Preferred option to isolate supply and eliminate the exclusion zone).	No involvement by the Electricity Entity. May be a cost charged by the customer's electrical contractor.
	2. Isolation carried out by Electricity Entity	Customer requested isolation of overhead or underground service by removal of the service fuse(s); or Customer requested physical disconnection and reconnection of overhead or underground service.	**Cost to customer.**
Insulation integrity verification	**3.** Verification of insulation integrity to reduce exclusion zone to no exclusion zone prescribed e.g. no contact permitted	Verification of insulation integrity to classify as insulated service – Insulation integrity can only be verified at the time of inspection – visual inspection is required before confirmation in all cases. When service insulation integrity verified - no exclusion zone prescribed e.g. no contact permitted. This can be performed by an Electrical Contractor who is also an Authorised Person (Electrical).	**Cost to customer.**

Category of work		Description	Costing arrangement
Service replacement	**4.** Open wire service, service fuse(s) at house/building	Replacement of service with new XLPE service cable and service fuse(s) installed at origin (pole end) of service to allow isolation of service. Insulation integrity can be verified for new XLPE services at the time of installation – visual inspection is required before confirmation.	**Nil cost to customer** for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.
		Service installations where: a. the consumer's mains cannot be insulated and an exclusion zone must be maintained, and b. the service cannot be isolated at the service fuse. Service to be isolated by breaking the service cable connection to the LV mains at the pole. Service fuse(s) to be installed at origin (pole end) of service prior to reconnection.	**Nil cost to customer** for first disconnection and reconnection. **Cost to customer** for subsequent requests.
	5. All other service replacements	Customer requested replacement of existing service with new XLPE service cable to classify as insulated service, in lieu of isolation, to allow work close (no exclusion zone prescribed e.g. no contact permitted). Service fuse(s) to be installed at origin (pole end) of service.	**Cost to customer** for service replacement. Customer responsible for necessary installation, Mains Connection Box and service support bracket upgrade and associated costs if required.
Tiger Tails	**6.** Installation of Tiger Tails (for visual indication only – not for providing electrical insulation of LV mains)	Customer requested coverage of LV mains for visual indication only (not permitted on HV mains). Ergon Energy also fit tiger tails to LV service line for visual indication only.	**Cost to customer**.
Aerial Markers	**7.** Installation of aerial marker flags or balls (for visual indication only)	Customer requested temporary or permanent installation of appropriate aerial marker devices on LV or HV mains.	**Cost to customer**.
Switching	**8.** Customer requested switching	Customer requested switching to allow customer/contractor to work close (no exclusion zone prescribed e.g. no contact permitted).	**Cost to customer**.

5.1. Isolation of supply to customer installation to eliminate exclusion zone around LV service line

An Electrical Mechanic (holding current Queensland Licence) working on behalf of an electrical contractor and accredited with the Electricity Entity as an Authorised Person (Electrical) is permitted to remove and replace LV service fuse(s) when isolation of customer LV service line is required to eliminate the exclusion zone around the LV service line, or to work on the customer's mains and/or switchboard. Isolation of the customer's LV service line by an Authorised Person (Electrical) is only permitted at an underground service pillar or service pole by removing a fuse wedge(s) from a service line, in accordance with Electricity Industry practices e.g. from ground level using appropriate insulated tools, PPE and insulating mats. In those situations where the service fuse/circuit breaker is not located at supply end of the LV service, contact the Electricity Entity to arrange for Safety Advice where elimination of exclusion zone around LV service line is required.

Any controls used by the Authorised Person (Electrical) to identify and confirm isolation and ensure supply to the customer's installation is not inadvertently re-energised shall comply with Electrical Safety Regulation 2013 Section 14 and 15 requirements.

NOTE: **The Authorised Person (Electrical) will not be permitted to replace a blown LV service fuse(s) after loss of supply to a customer's installation or to alter the Electricity Entity overhead LV services. The low voltage pole top service fuse shall only be removed by use of an approved, in test, insulated telescopic pole device while standing at ground level and wearing class 00 insulating gloves. At no time is it permissible for an Authorised Person (Electrical) to climb or work aloft on the Electricity Entity's poles or assets unless approved by the Electricity Entity.**

5.2. Operating Plant

It can be extremely difficult for operating plant operators to see overhead lines and to judge distances from them. Contact with overhead lines can pose a risk of grounding live conductors and electrocution.

In many cases the likelihood of damage or injury can be reduced by setting up and operating the machinery well clear of overhead electric lines.

In situations where operating plant is operated by an Authorised Person or Instructed Person without a Safety Observer or another safe system, the exclusion zone requirements (refer Section 4) for an Untrained Person applies (refer Electrical Safety Regulation 2013 Schedule 2 or Electrical Safety Code of Practice 2010 Working Near Overhead and Underground Electric Lines).

For an Authorised or Instructed Person and their Operating Plant to approach overhead electric lines closer than the exclusion zone distances for an Untrained Person, a Safety Observer or another safe system shall be used. Refer to the Electrical Safety Regulation 2013 and the Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines for exclusion zone distances for Authorised and Instructed Persons operating plant with a Safety Observer or another safe system.

Where a Safety Observer is used, the Safety Observer shall:

- Be trained to perform the role
- Not be required to carry out any other duties at the time, **and**
- Not be required to observe more than one item of plant operating at a time, **and**
- Be in attendance at all times when the item of plant is operating.

Other control measures for operating plant may include, but are not restricted to:

- Constructing physical barriers or height warning indicators either side of the overhead electric line that are lower than the maximum travel height permissible without encroaching within the exclusion zone of the overhead electric line;
- Applying appropriate signage at least 8 to 10 m either side of overhead electric lines;
- Arrange for visual indicators such as Tiger Tails or aerial markers to fitted to the overhead electric lines – only erected by the Electricity Entity (tiger tails are only permitted on LV mains);
- Ground barriers, where appropriate;
- Informing workers of required work practices;

- Ensuring operators are aware of the height and reach of their machinery in both stowed and working positions;
- Lowering all machinery to the transport position when relocating;
- Providing workers with maps or diagrams showing the location of underground and overhead electric lines; and
- Where possible, directing work away from overhead electric lines not towards them.

5.3. Scaffolding Requirements

The following information provided is for guidance only and shall be read in conjunction with the Electrical Safety Regulation 2013, Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines and AS/NZS 4576:1995: Guidelines for Scaffolding.

Requirements shall be complied with where scaffolding is required to be erected within 4 m of nearby overhead electric lines:

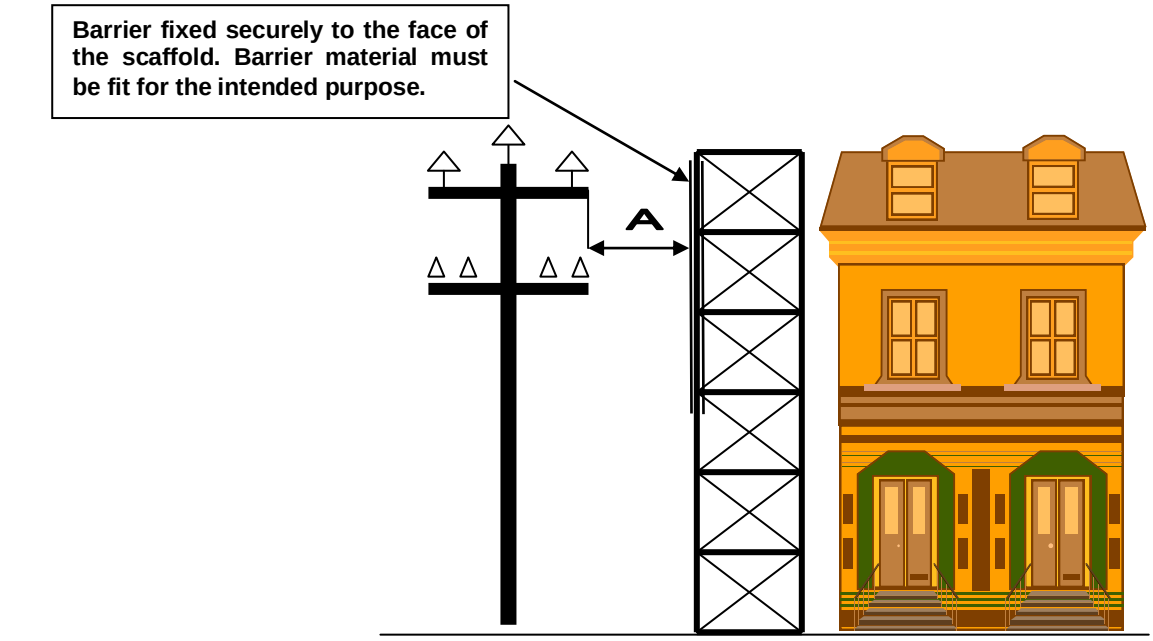
- The scaffolding shall not be erected before contacting and obtaining Safety Advice from the Electricity Entity.
- Erection of scaffolding to comply with requirements of AS/NZS 4576:1995: Guidelines for Scaffolding.
- The scaffolding can be either:
  - nonconductive material scaffolding; or
  - metallic scaffolding with solid nonconductive barriers (with no gaps, holes or cuts) securely fixed to the outside and/or top of the scaffolding to prevent encroachment within exclusion zones or contact with the energised mains.
- Where scaffolding is erected within 3 m of nearby overhead electric lines:
  - It shall be fitted with fully enclosed non-conductive solid barriers to prevent encroachment within exclusion zones or contact with the energised mains fully enclosed.
  - The person required to erect and/or disassemble scaffolding as well as the required solid barrier affixed to the scaffolding should be an Authorised Person (approved in writing by the Electricity Entity - refer requirements of Section 4.4 of this Reference).
  - A Safety Observer shall be used during performance of this work where there is a risk of encroachment within 3 m of nearby energised overhead electric lines for voltages up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
  - Alternatively, consideration should be given to the de-energisation of the nearby electric lines where possible for the duration of this work. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.
  - Comply with the horizontal and vertical statutory clearances from overhead electric lines as set out in Electrical Safety Regulation 2013 Schedule 4;
  - Persons are not permitted to go outside of or climb on top of the solid barrier fixed on the outside and/or top of the scaffolding.

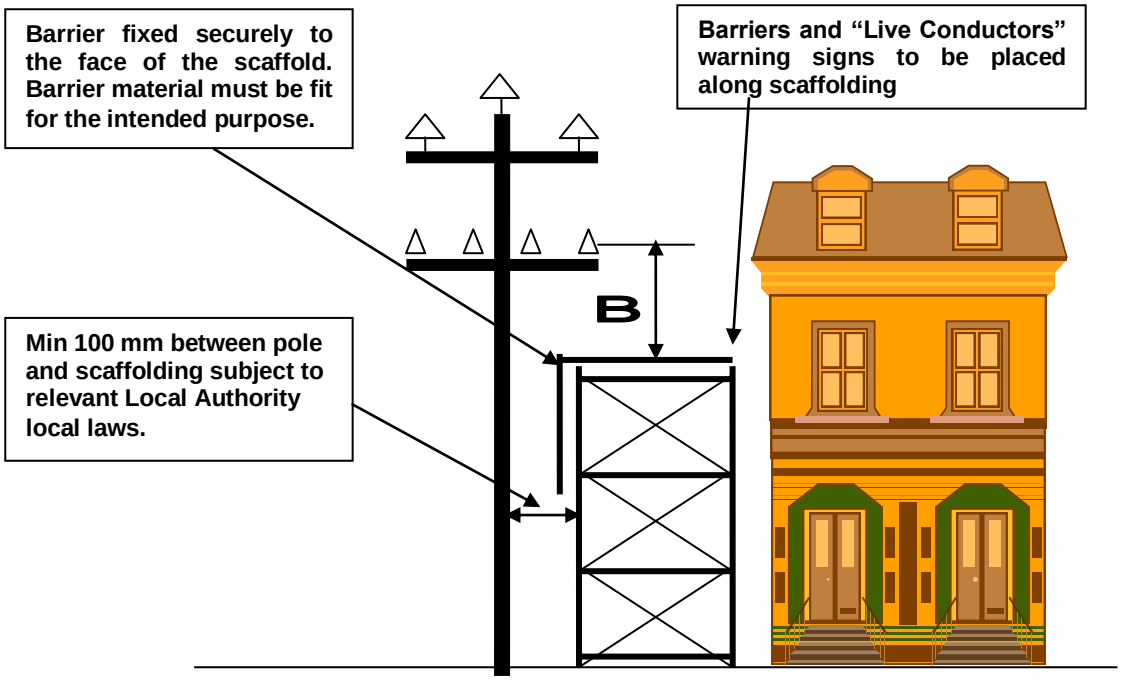
Where an insulated low voltage service line passes through the scaffolding, it should either be de-energised for duration of work or be fully enclosed by non-conductive material (e.g. form ply).

Minimum statutory clearances from nearby overhead electric lines for scaffolding erected with barriers affixed

Voltage Level	Horizontal Distance "A" (in m)	Vertical Distance "B" (in m)
Low voltage conductors (uninsulated)	1.5	2.7
Low voltage conductors (insulated) – these distances can only be applied after the integrity of the insulation has been verified by Electricity Entity	0.3	0.6
Above LV and up to 33 kV (uninsulated)	1.5	3.0
Above LV and up to 33 kV (insulated)	Contact Electricity Entity for consultation.	
Above 33 kV (uninsulated)	Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.	

NOTE: **Dimensions "A" and "B" is between the scaffolding and the closest conductor of the overhead electric line. Dimension B is also taken from the lowest part of the mid span sag adjacent to the scaffolding.**


Barrier fixed securely to the face of the scaffold. Barrier material must be fit for the intended purpose.
A


Barrier fixed securely to the face of the scaffold. Barrier material must be fit for the intended purpose.
Barriers and "Live Conductors" warning signs to be placed along scaffolding
B
Min 100 mm between pole and scaffolding subject to relevant Local Authority local laws.

5.4. High Load transport under Overhead Electric Lines

Any person or company transporting a High Load (load in excess of 4.6 m high) under overhead electric lines must comply with Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines is required to submit a Notification to Transport High Load form to the relevant Electricity Entity of the intended route and details of the high load involved. Before any person or company can transport a high load (load in excess of 4.6 m high), authorisation to travel must be received in writing from the Electricity Entity. Refer details below to contact the Electricity Entity for high load enquiries or to submit Notification to Transport High Load form:

Energex:

- **Email:** custserve@energex.com.au
- **Website:** www.energex.com.au
- **Phone:** Energex Contact Centre on 13 12 53 (8am to 5:30pm, Monday to Friday)

Ergon Energy:

- **Email:** Highload2@ergon.com.au
- **Website:** www.ergon.com.au
- **Phone:** (07) 4932 7566 (8am to 4:30pm, Monday to Friday)

5.5. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near overhead electric lines are located on the following internet sites

Energex: https://www.energex.com.au/safety/safety-around-the-network

Ergon Energy: https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

6. UNDERGROUND ELECTRICAL ASSETS

6.1. Responsibilities When Working in the Vicinity of Electricity Entity Underground Electrical Assets

Everyone has a legal "Duty of Care" that must be observed when working in the vicinity of underground electrical assets which includes underground cables, conduits and other associated underground equipment. When discharging this "Duty of Care" in relation to Electricity Entity underground electrical assets, the following points must be considered:

1. It is the responsibility of the architect, consulting Engineer, developer, and principal contractor in the project planning stages to design for minimal impact and protection of Electricity Entity underground electrical assets. The Electricity Entity will provide plans on request via DBYD showing the presence of the underground electrical assets to assist at this design stage.

2. It is the constructor's responsibility to:

   (a) Anticipate and request DBYD plans of Electricity Entity underground electrical assets for a particular location at a reasonable time before earthworks begins.

   (b) Visually locate Electricity Entity underground electrical assets by use of an electronic cable locator followed by careful non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity plant.

   (c) After completion of steps (a) and (b) above, if there is a risk of the Electricity Entity underground electrical assets being damaged or its structural integrity compromised by your planned earthworks activities, contact the Electricity Entity (General Enquiries phone number – refer page 3) for further advice.

A constructor may include but not limited to designer, project manager, installer, contractor, civil contractor.

3. The alignments and boundaries contained within DBYD plans and maps will sometimes differ from present alignments and boundaries "on the ground". Accordingly, in every case, the constructor should obtain confirmation of the actual position of Electricity Entity cables and pipelines under the road ways by non-mechanical excavation (potholing using hydrovac or hand tools) when earthworks activities may damage or interfere with Electricity Entity underground electrical assets. In no case should the constructor rely on statements of third parties in relation to the position of Electricity Entity underground electrical assets.

6.2. Conditions of Supply of Information

- Plans and details of Electricity Entity underground electrical assets provided by DBYD are only current for 4 weeks from the date of dispatch and should not be referred to after this period, if you go past this time, please re-apply to DBYD as underground services may have been updated.

- The Electricity Entity agrees to provide plans if an Electricity Entity underground electrical assets location request is made to Dial Before You Dig (DBYD) by phone on Freecall "1100", online at www.1100.com.au or the free iPhone Application, only on the basis that at least 2 business day notice is given and the DBYD

applicant agrees to the terms of this agreement.

Note that the Electricity Entity only provides information on underground electrical assets it owns. Contact the owner of any privately owned underground electrical assets for details of their assets located at site.

- The Electricity Entity retains copyright of all plans and details provided in connection to your request.
- DBYD plans or other details are provided for the use of the DBYD applicant, its servants, or agents, for the sole purpose of the applicant's responsibilities in relation to the Electricity Entity underground electrical assets and shall not be used for any other purpose.
- DBYD plans are diagrams only and indicate the presence of Electricity Entity underground electrical assets in the general vicinity of the geographical area shown. Exact ground cover and alignments cannot be given with any certainty; as such levels can change over time.
- On receipt of DBYD plans and before commencing excavation work or similar activities near Electricity Entity's underground electrical assets, carefully locate this plant first to avoid damage.
- The Electricity Entity, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and of details so supplied to the DBYD applicant, its servants or agents, and the DBYD applicant agrees to indemnify the Electricity Entity against any claim or demand for any such loss or damage to the DBYD applicant, its servants, or agents or to any third party.
- The constructor is responsible for all damages to the Electricity Entity underground electrical assets when work commences prior to obtaining DBYD plans, or at any time after that for failure to follow agreed instructions contained in this document or any other advice provided by the Electricity Entity.
- By undertaking any work, you acknowledge that the Electricity Entity reserves all rights to recover compensation for loss or damage to the Electricity Entity caused by interference or damage, including consequential loss and damage to its cable network, or other property.
- Be aware that some underground conduits may contain asbestos. Refer to "Code of Practice for the Management and Control of Asbestos in Workplace [NOHSC: 2018 (2005)]" for guidance.

6.3. When Working in the Vicinity of Electricity Entity Underground Electrical Assets, You Must Observe the Following Conditions

6.3.1 Records

The first step before any excavation commences is to obtain DBYD plans of Electricity Entity underground electrical assets in the vicinity of the work. For new work, records should be obtained during the planning and design stage. The records provided by DBYD must be made available to all relevant work groups on site. Where underground electrical asset information is transferred to plans for the proposed work, care must be exercised that important detail is not lost in the process.

6.3.2 Location of underground electrical assets

Examining the records is not sufficient, as reference points may change from the time of installation. Records must also be physically proven when working in close proximity to underground electrical assets. The exact location of underground electrical assets likely to be affected shall be confirmed by use of an electronic cable locator followed by careful non mechanical excavation to the level of concrete slabs or conduits. Non mechanical excavation (potholing using hydrovac or hand tools) must be used in advance of excavators. In any case, where doubt exists with respect to interpretation of cable records, contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

- If during excavation, cables or conduits are damaged:
  - call Electricity Entity (Emergencies phone number – refer page 3) to report damaged cables or conduits.
  - treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.
- If **unknown** cables or conduits (e.g. not shown on issued DBYD plans) are located during excavation:
  - call Electricity Entity (Emergencies phone number – refer page 1) to report.
  - treat cables as if alive, post a person to keep all others clear of the excavation until the Electricity Entity crew attend to make safe.
- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact the Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

6.3.3 Remote or On-Site Cable Location conducted by Electricity Entity

This service shall only be provided at Electricity Entity's discretion:

- The Electricity Entity may provide this site visit only when underground cables (33 kV or above) are present.
- Due to remote locations where external cable locator or hydro vac service providers are not readily available, Electricity Entity may attend site and assist with cable location (fees may apply for this service).
- The Electricity Entity may provide either remote over the phone or on-site cable location advice to assist in the location of Electricity Entity underground electrical assets, including how to visually locate and protect the plant when excavating.
- Where the Electricity Entity provides on-site cable location advice, any markings provided for the purpose of identifying cable location are for general guidance only, and the constructor is still responsible for non-mechanical excavation (potholing using hydrovac or hand tools) to visually locate Electricity Entity underground electrical assets.
- If the constructor is unable to locate Electricity Entity underground electrical assets within 2.5 m of nominal plan locations, they should contact Electricity Entity (General Enquiries phone number - refer page 3) to request further advice.

6.3.4 Electrical Cables

Electricity Entity cables may have warning covers e.g.:

1. Clay paving bricks or tiles marked " Electricity" or similar (also unmarked)
2. Concrete or PVC cover slabs
3. PVC, asbestos or fibro conduit, fibre reinforced concrete, iron or steel pipe
4. Concrete encased PVC or steel pipe
5. Thin plastic marker tape
6. Large pipes housing multiple ducts
7. Multiple duct systems, including earthenware or concrete

NOTE: **Some cables are known to be buried without covers.**

6.3.5 Separation from Electricity Entity underground electrical assets

If location plans or visual location of Electricity Entity underground electrical assets by non-mechanical excavation (potholing using hydrovac or hand tools) reveals that the location of Electricity Entity underground electrical assets is situated where the developer or constructor plans to work, then contact the Electricity Entity
(General Enquiries phone number - refer page 3) for further advice.

The developer or constructor shall ensure that minimum separation distance from Electricity underground electrical assets (refer Minimum Separation Requirements tables below) is complied with when installing, altering or repairing other underground services located in the vicinity.

If the Electricity Entity relocation or protection works are part of the agreed solution, then payment to the Electricity Entity for the cost of this work shall be the responsibility of the principal developer or constructor. The Electricity Entity will provide an estimate for work on receipt of the developer's or constructor's order number before work proceeds.

It will be necessary for the developer or constructor to provide the Electricity Entity with a written Work Method Statement for all works in the vicinity of, or involving Electricity Entity underground electrical assets. This Work Method Statement should form part of the tendering documentation and work instruction. All Work Method Statements shall be submitted to the Electricity Entity prior to the commencement of site earthworks.

Minimum Separation Requirements

Underground Services Running Parallel with Electricity Entity Electrical Assets (Minimum Separation required in mm)							
Voltage Level	**Gas**	**Communication or TV**	**Water**		**Sanitary drainage**		**Storm Water**
			≤DN 200	**>DN200**	**≤DN 200**	**>DN 200**	
LV	300 (Ergon) 250 (Energex)	100	500	*1000	500	1000	500
HV		300					
*Contact your local utility/council to obtain specific separation distances							

Underground Services Crossing Electricity Entity Electrical Assets (Minimum Separation required in mm)					
Voltage Level	**Gas**	**Communication or TV**	**Water**	**Sanitary drainage**	**Storm Water**
LV	100	100	300	300	100
HV					

Notes:

1. These clearances are each Electricity Entity's minimum requirements, additional separation may be required by the Service Owner. The greater of the separation requirements shall apply.
2. Where the above tables does not list a separation requirement for a particular underground service type, the following minimum separation from electricity entity electrical assets shall apply:
   - LV = 100 mm
   - HV = 300 mm
3. Compliance with these minimum separation requirements does not guarantee that issues such as Earth Potential Rise (EPR) and Low Frequency Induction (LFI) are managed, where these issues need to be managed, advice will need to be sought from an RPEQ Engineer
4. All separation distances are measured from the exterior surface of the conduit / cable not centrelines or inner wall surfaces.

6.4. Additional Details and Fact Sheets on Electricity Entity Requirements

Additional details and Fact Sheets on Electricity Entity requirements for working near underground electrical assets are located on the following internet site.

Energex: https://www.energex.com.au/safety/safety-around-the-network

Ergon Energy: https://www.ergon.com.au/network/safety/business-safety/the-outdoor-workplace/working-near-powerlines

7. EXCAVATION

7.1. Excavating near Poles and Stay Wires

The following requirements are to be compiled with to minimise the risk of compromising the structural integrity of the Electricity Entity poles and stay foundations when excavation or trenching work is performed nearby that could result in the failure of one or more poles and grounding of supported electric lines.

Excavation and trenching work undertaken by a person, worker or PCBU in the vicinity of poles and stay foundations shall:

- only be commenced after requirements of Section 6 have been complied with for any underground electrical assets located within the work site.
- upon completion of excavation and site earthworks not restrict the Electricity Entity vehicle access to pole site for purpose of carrying out maintenance activities.
- comply with exclusion zones as detailed in the Electrical Safety Code of Practice 2010 - Working Near Overhead and Underground Electric Lines.
- not be attempted:
  - within 5 m (horizontal distance) of **pole stays** where the excavation depth is greater than 250 mm before contacting the Electricity Entity to determine requirements.
  - within 5 m (horizontal distance) of Electricity Entity poles with earth leads or cables running down into the ground before contacting the Electricity Entity to determine requirements.
  - within “Do Not Disturb” zone of pole prior to a certified engineering assessment having been completed by a Registered Professional Engineer Queensland, and then reviewed and approved by the Electricity Entity before proceeding with work. Approval by the Electricity Entity shall not relieve the PCBU of its duties to perform the work in a safe and proper manner and in accordance with all applicable legislation.
  - if the soil is exceedingly wet (saturated) or there is more than minimal wind loading unless additional pole support is provided in accordance with certified engineering assessment and approved by Electricity Entity.
  - when a severe weather event is occurring or expected (e.g. severe weather warning has been issued by Bureau of Meteorology).
- be backfilled as soon as possible (within same day where pole is required to be supported) soil mechanically compacted in layers of 150 mm and all rock and vegetable material excluded from the backfill.
- be backfilled and pole stabilised before removal of additional support required by a certified engineering assessment are permitted to be removed.

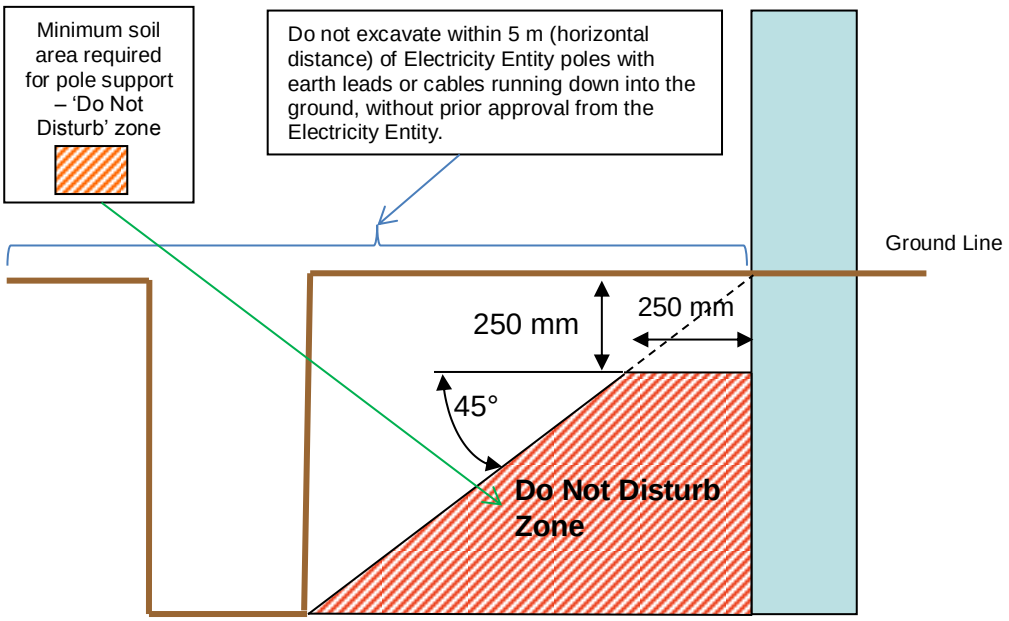
The PCBU shall be responsible for arrangement and costs of required certified engineering assessments, approvals by other regulatory bodies (eg councils, Main Roads pipeline owners, telecomm owns) and installation, maintenance and removal of associated pole support.

Pole support equipment (where required in accordance with certified engineering assessment) shall be:

- only attached and removed by persons approved by the Electricity Entity.

- used to restrain both the pole head and foot to maintain pole stability during nearby excavation work.
- set up and positioned to maximise support effectiveness and minimise impact on traffic, pedestrian, excavation and machinery at site; and maintain exclusion zone from overhead lines. If insufficient clearance exists to maintain exclusion zone to pole support equipment, arrangements may be required for de-energising the electric line.

Figure 1- Do Not Disturb Zone requirements when excavating near poles



Maximum Trench Depth	Minimum Distance from pole without pole support
Not more than 0.25 m (250 mm)	Can trench or hand dig (where cables and leads exist) right up to pole
1.0 m	1.0 m
1.5 m	1.5 m
2.0 m	2.0 m
2.5 m	2.5 m
3.0 m	3.0 m

7.1.1 Certified Engineering Assessment

Where required to be provided by the PCBU, a Certified Engineering Assessment shall:

- Ensure the stability of the Electricity Entity poles and foundations is maintained during and as a result of excavation work completed within the 'Do Not Disturb' zone.
- Include detailed design drawing of pole support method.
- Be completed and certified by a Registered Professional Engineer Queensland.
- Consider and address the following key points as a minimum:

- Pole loading (vertical and lateral) including line deviation angles, direction of lean (towards or away from resultant loading)
- Direction of pole lean.
- Pole inspection (conducted to meet the Electricity Entity's requirements at customer cost)
- Pole foundation depth
- Proximity of excavation in relation to pole
- Soil condition
- Proposed shoring methods as well as installation and removal process
- Duration and staging of work
- Requirement to independently support pole during work
- Proximity of existing adjacent underground services and excavations
- Proposed backfilling and reinstatement method
- Monitoring and engineering/ geotechnical supervision during excavation work progress
- Other equipment attached to pole (e.g. underground cables, transformer, ACR, ABS.) must be taken into consideration and in some circumstances will prevent the pole being supported.

7.2. Excavating Near Underground Electrical Assets

For all work within 2.5 m of nominal location, the constructor is required to non-mechanical excavation (potholing using hydrovac or hand tools) and expose the underground electrical assets, hence proving its exact location before earthworks can commence.

7.2.1 Excavating Parallel to Underground Electrical Assets

If excavation work is parallel to the Electricity Entity underground electrical cables, then non mechanical excavation (potholing using hydrovac or hand tools) at least every 4 m is required to establish the location of all cables, hence confirming nominal locations before work can commence. If an excavation exceeds the depth of the cables and it is likely that that the covers or bedding material around the cables/pipes will move causing Electricity Entity cables or conduits to be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

NOTE: **Be aware that cable depths and directions may change suddenly along the route.**

7.2.2 Excavating Across Underground Electrical Assets

Refer Minimum Separation Requirements table in Section 6.3.5 of this document for distances that shall be maintained to prevent inadvertent contact with or damage to underground electrical assets. If the width or depth of excavation is such that the Electricity Entity cables will be unsupported, contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice . In no case shall a cable cover be removed without approval. A cable cover may only be replaced under the supervision of an Electricity Entity officer. Protective cover strips when removed must be replaced under Electricity Entity supervision. Under no circumstances

shall protective cover strips be omitted to achieve the minimum separation distance required between Electricity Entity cables and other underground services.

7.2.3 Heavy Machinery Operation Over Underground Electrical Assets

Where heavy “crawler” or “vibration” type machinery is operated over the top of cables, a minimum cover of 450 mm to the cable protective cover must be maintained. Alternatively, subject to a Certified Engineering Assessment, use load bearing protection whilst the machinery is in operation.

7.2.4 Directional Boring Near Underground Electrical Assets

When boring parallel to cables, it is essential that trial holes are carefully dug using non mechanical excavation (pot holing using hydrovac or hand tools) at regular intervals to prove the actual location of the conduits/cables before using boring machinery. Where it is required to bore across the line of cables/conduits, the actual location of the cables/conduits shall be proven by non-mechanical excavation (pot holing using hydrovac or hand tools). A trench shall be excavated 1 m from the side of the cables where the auger will approach to ensure a minimum clearance of 500 mm from cables/conduits can be maintained.

7.2.5 Hydro Vac Operation

When operating hydro vac equipment to excavate in vicinity of underground electrical assets (cables/conduits):

- Fitted with:
  - nonconductive (neoprene rubber or equivalent) vacuum (suction) hose.
  - oscillating nozzle on pressure wand with water pressure adjusted to not exceeding 2000 psi.
- Maintain a minimum distance of 200 mm between end of pressure wand and underground electrical assets. DO NOT insert the pressure wand jet directly into subsoil.
- Ensure pressure wand is not directly aimed at underground electrical assets (cables / conduits).

7.3. Blasting

Explosives must not be used within 5 m of cables/conduits, unless an engineering report is provided indicating that no damage will be sustained. Clearances shall be obtained from the Electricity Entity for use of explosives in the vicinity of cables/conduits. Contact Electricity Entity (General Enquiries phone number - refer page 3) for further advice.

The Electricity Entity will accept the level of 25 mm / sec as a peak component particle velocity upper limit as defined in AS 2187.2 Appendix J for blasting operations in the vicinity of these power lines.

Electric line insulators and conductors are particularly susceptible to damage from fly rock and adequate control measure including the use of blast mats shall be used to manage this. Contact Electricity Entity for consultation and application.

8. REPORTING DAMAGE CAUSED TO OVERHEAD OR UNDERGROUND ELECTRIC LINES

Any damage caused to the Electricity Entity overhead electric lines, poles, stays, underground cables, conduits and pipes must be reported no matter how insignificant the damage appears to

be. Even very minor damage to cable protective coverings can lead to eventual failure of cables through corrosion of metal sheaths and moisture ingress.

All work in the vicinity of damaged overhead or underground electric lines shall cease and the area be made safe and vacated until clearance to continue earthworks has been obtained from the Electricity Entity. Call Electricity Entity (Emergencies phone number – refer page 3).

9. INFRASTRUCTURE NEAR ELECTRIC LINES

9.1. Easements and Wayleaves

This information, whilst not a legal document, has been developed to assist the community in answering some commonly asked questions about our easements and wayleaves, and briefly outlines what you can do where land is affected by an easement or where consent to installing electrical infrastructure has been given.

9.1.1 What is an Electricity Easement?

An electricity easement is the authority held by the Electricity Entity to use your land near overhead and underground electric lines and substations (electrical assets). Electricity Entity holds this authority for your own safety and to allow employees access to electrical assets at all times. Whilst it will depend on the terms of the particular grant of easement, electrical easements generally give the Electricity Entity the right to access, maintain, repair, rebuild and to restrict development within a defined area.

The easement, which is registered on the property's title, contains a plan showing the dimensions of the easement and its location on the property together with the rights and restrictions over the easement area. The Department of Natural Resources and Mines http://www.nrm.qld.gov.au/ or your solicitor will be able to provide this information. Easements may also exist for telephone lines, water and sewage mains and natural gas supply lines.

9.1.2 Why are easements necessary?

Easements are also created to allow the Electricity Entity clear, 24 hour access to the electric lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately to provide a safe and reliable supply of electricity. Interference with Electricity Entity's rights and electrical equipment may compromise safety of the public and the occupiers of the property. Therefore, it is essential that Electricity Entity's rights are understood and observed.

9.1.3 How do I know if there are easements on my property?

Contact your solicitor or The Department of Natural Resources and Mines to obtain a Title Search that shows all registered easements on the property.

9.1.4 Who owns the land the easement is on?

The ownership of that land encumbered with the easement remains with the property owner.

9.1.5 How does an easement affect what I can do with my property?

An easement controls what you can build, what size trees you can plant and what outdoor activities you can carry out in the easement area.

An easement affects the use of the property by limiting the development that can be undertaken within the easement area. The exact rights granted to an Electricity Entity under an electricity easement will depend on the wording used in the grant of easement. Property owners and

occupiers should also be aware that an Electricity Entity has the right of access to land to undertake certain works (including reading meters and disconnecting supply). These rights of access are granted by Queensland legislation not the easement and so may not be registered on the property's title and therefore may not be revealed in a Title Search.

9.1.6 Who is responsible for maintenance of easement area?

You must provide a continuous, unobstructed area along the full length of the easement to allow an Electricity Entity access to electric lines, transformers, underground cables and other equipment at all times. A width of 4.5 m is typically required for the safe passage of vehicles and heavy plant.

You must NOT place obstructions in the easement within 5 m of any electric lines, transformer, power pole, equipment or supporting wire.

Maintenance of the easement area is generally the responsibility of the property owner and/or occupier, however, complying with regulatory and safety requirements associated with Electricity Entity's electrical assets within the easement area is the responsibility of the Electricity Entity.

9.1.7 What type of maintenance work does Electricity Entity undertake on easements?

To enable Electricity Entity to construct, maintain, repair and rebuild electric lines on some properties, access roads and tracks are required on or adjacent to the easement area. As required, Electricity Entity is able to construct access tracks, retain the right of use of these tracks and maintain them to a suitable level to permit access for its vehicles. Where gates are installed within the easement area, an Electricity Entity lock may be required to enable continual access along the easement corridor.

In addition, periodic vegetation management works are also undertaken by Electricity Entity to ensure that a specified minimum clearance between vegetation and the electric lines is maintained.

Where possible, property owners will be contacted prior to easement maintenance and vegetation works commencing.

9.1.8 Where consent (Wayleave) to installing Electricity Entity infrastructure has been given

Much of Electricity Entity's above ground electricity network is constructed without easements. Instead, the consent of the owner of the affected land is obtained and the electrical infrastructure is installed. Historically this consent has been in the form of a document known as a Wayleave.

This consent (or Wayleave) is a document evidencing the agreement from a particular owner, but it is not registered on the title of the land like an easement.

Once consent is obtained from an owner, Queensland legislation (the Electricity Act 1994) says that the consent of all future owners to the electrical infrastructure is not required.

Queensland legislation grants Electricity Entity rights to access, maintain, repair and replace electrical assets installed with consent.

9.2. Contact Electricity Entity when planning construction work near electric lines

When planning and before commencement (regardless of whether or not local council approval is required), it is essential to confirm that the proposed construction work (e.g. building, structure, sign, crane, scaffold) does not breach the minimum statutory clearance distances that must be maintained from nearby Electricity Entity overhead or underground electric lines. Refer Electrical Safety Regulation 2013, Schedule 4 and 5 for information on statutory clearance distances that must be complied with.

It is extremely dangerous and potentially life threatening to allow anything to come in close proximity to the conductors of an electric line.

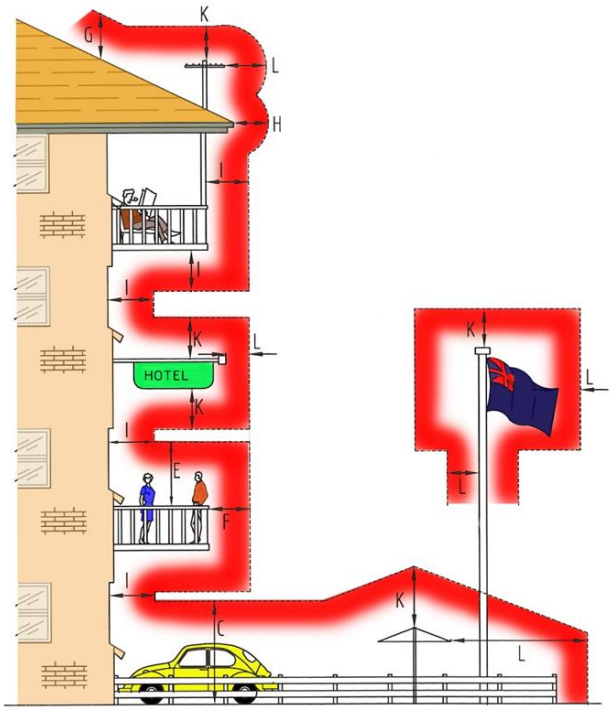
Where it is necessary for an Electricity Entity to relocate electric lines due to statutory clearance breach caused by construction work performed nearby, the Electricity Entity is entitled to recover costs from the PCBU, property owner or occupier who caused the breach. Refer Electrical Safety Regulation 2013, Section 209 Building or adding to structure near electric lines.

Although it is preferred that the area around Electricity Entity electrical assets (including within an Easement area) is free of development, the following examples provide property owners and occupiers with an indication of what type of development is acceptable and what is not.

NOTE: **Do not assume that your local council approval is sufficient approval for you to proceed with your work. The local council may not check whether or not your proposed construction work will comply with the Electricity Entity's statutory clearance requirements from nearby overhead electric lines.**

9.3. What clearances must be maintained once construction work is completed?

Electrical Safety Regulation 2013, Schedule 4 - Clearance of overhead electric lines and Schedule 5 – Clearance of low voltage overhead service lines detail the statutory clearances that must be maintained from overhead electric lines for completed buildings and structures. These statutory clearances will need to be taken into consideration during the planning phase of determining the location for a building or structure. The table below sets out the minimum statutory clearances required for voltage levels up to 33 kV. Additional requirements may apply for voltage levels above 33 kV, contact the Electricity Entity for consultation.



Where the Electricity Entity has identified a breach of statutory clearance resulting from erection of a building or structure, the statutory breach will be reportable to the Electrical Safety Office as a Dangerous Electrical Event and any costs incurred in subsequent remedial work to achieve required statutory clearances may be recovered from the person or company who caused the breach of statutory clearance.

CODE	LOCATION	DIRECTION	INSULATED CABLE (ABC) (Note 1)	BARE	MORE THAN 1000 VOLTS BUT NOT MORE THAN 33kV
MINIMUM CLEARANCE FROM ROADS, GROUND, OR BOUNDARIES					
A	Crossing the carriageway, roadway	VERTICALLY	5.5m	5.5m	6.7m
A1	Designated "Over Dimension Routes"	VERTICALLY	7.0m	7.0m	7.5m
B	At other positions, footpath	VERTICALLY	5.5m	5.5m	5.5m
C	Other than roads but trafficable	VERTICALLY	5.5m	5.5m	5.5m
C1	Areas totally inaccessible to traffic or mobile machinery	VERTICALLY	4.5m	4.5m	4.5m
D	Cuttings, embankments, easement boundaries	HORIZONTALLY	1.5m	1.5m	2.1m
X	Real Property Boundaries	HORIZONTALLY	0.0m	0.0m	0.0m
MINIMUM CLEARANCE FROM STRUCTURES AND BUILDINGS					
E F	Unroofed terraces, balconies, sun-decks, paved areas, etc, subject to pedestrian traffic only. A hand rail or wall surrounding such an area and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 1.2m	3.7m 1.5m	4.6m 2.1m
G H	Roofs or similar structures not used for traffic or resort but on which a person may stand. A parapet surrounding such a roof and on which a person may stand. (Note)	VERTICALLY AND HORIZONTALLY (Note)	2.7m 0.9m	3.7m 1.5m	3.7m 2.1m
I	Covered places of traffic or resort such as windows which are capable of being opened, roofed open verandahs and covered balconies.	IN ANY DIRECTION	1.2m	1.5m	2.1m
J	Blank walls, windows which cannot be opened. (Note)	HORIZONTALLY	0.6m	1.5m	1.5m
K L	Other structures not normally accessible to persons. (Note)	VERTICALLY HORIZONTALLY (Note)	0.6m 0.3m	2.7m 1.5m	3.0m 1.5m

NOTE:
The vertical clearance and the horizontal clearance specified shall be maintained.

Electricity Entity Requirements:

Working Near Overhead and Underground Electric Lines

The following list of examples is not exhaustive and it may be necessary to contact the Electricity Entity if doubt exists as to what is permitted around electricity assets.

What is PERMITTED around Electricity Entity overhead or underground electric lines	***What is NOT PERMITTED around Electricity Entity overhead or underground electric lines***
✓ Erection of fences to a maximum height of 2.4 m is generally acceptable, provided they do not affect access to, and work on, the poles, electric lines and/or cables. Trees, shrubs and plants should be located clear of vehicle access. Note: Maximum Growth Height of 3 m. ✓ Clothes hoists and barbecues should be located clear of the vehicle access way. Note: Maximum Height 2.5 m. ✓ Installation of underground utility services, such as low voltage electricity, gas, telephone and water, is generally acceptable, subject to clearances from Electricity Entity poles and supporting structures, and underground electric mains. ✓ Excavating, filling and altering of nearby land may be acceptable but full details need to be provided to the Electricity Entity for assessment. ✓ Vehicles, mobile plant and equipment within the easement area need to maintain the minimum statutory clearances distances from overhead electric lines. Normal farming, grazing and other agricultural activities can be carried out. Take care when ploughing or operating mobile machinery or irrigation equipment near Electricity Entity's equipment. ✓ Parking of vehicles, trucks, trailers, etc. is normally allowed. Note: Maximum Load and Aerial Height of 4 m. Barriers of an approved design (e.g. bollards) may be required to protect poles from vehicle contact damage. Heavy vehicle or operating plant crossings may need a protective concrete cover to ensure underground cables are not damaged.	✗ Build houses, sheds, garages or other large structures. Building of roofed/ unroofed verandahs, swimming pools and pergolas are generally not acceptable. ✗ Flying kites or model aircraft within the easement. ✗ Driving fence posts or stakes into ground within easements where there is underground cabling. ✗ Storing liquids such as petrol, diesel fuel, or any flammable or combustible material that will burn. ✗ Installing lighting poles. ✗ Stockpiling soil or garbage within the easement. ✗ Planting trees in large quantities that could create a fire hazard or that grow in excess of the approved maximum height of 3 m. ✗ Storing or using explosives. ✗ Residing in or occupying any caravan or mobile home within an easement. ✗ Placing obstructions within the vicinity of any Electricity Entity assets (e.g. power pole, overhead electric line, equipment or pole stay) that impede access to or work on these assets.

9.4. What about Electric and Magnetic Fields?

The Electricity Entity operates its electric lines within the current guidelines set by the National Health and Medical Research Council for exposure to 50/60 hertz electric and magnetic fields (EMF) and is mindful of some community concern about such fields and health. Contact the Electricity Entity (General Enquiries phone number - refer page 3). Alternatively, further information can be sourced from:

Energy Networks Association (ENA) brochure - "Electric and Magnetic Fields - What We Know", January 2014

http://www.ena.asn.au/sites/default/files/emf-what-we-know-jan-2014-final_1_1.pdf

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) brochure - "Electricity and Health", May 2011

http://www.arpansa.gov.au/RadiationProtection/Factsheets/is_electricity.cfm