

M/S 852,
401 Preston Boundary Rd.,
Toowoomba Qld.4352
20/3/2003

Mr. Sebastian Roberts,
General Manager Regulatory Officer,
ACCC,
GPO Box 520J
Melbourne Vic. 3001.

FILE No	M2002/468-06
DOC	D03/11492
MARS/PRISM	16102

Dear Sir,

Re application by Murraylink for regulatory status.

This submission is made in favour of Murraylink Transmission Companies to the ACCC for conversion to a prescribed service and maximum allowable revenue for 2003/2013.

With reference to letter (Ref.GH Jim/L906) 28/2/2003 from Mr.Gordon Jardine to yourself re the above issue we wish to point out that Powerlink's sole objection to challenging underground power and such competitors entering the market is self preservation, being overhead transmission suppliers only. The paragraph "B" imparts states "Secondly... last revenue reset did not include underground...trigger midterm revision to our revenue caps." We wish to point out that the instillation of underground should be considered because of a number of issues of very deep concern to the general community.

We own a property on an existing easement that has been dormant for 22 years and because the previous owners were paid a very small compensation we will be paid nothing despite the fact this area has changed from uninhabited range country to expensive land sought by the very astute for lifestyle and environment.

Most people owning property do so as a form of superannuation yet it is to be stolen away.

My mother Faith Rattray likewise owns a block adjoining and is even more affected by the proposed Millmerran to Middle Ridge Powerlink line losing 17 acres to the easement out of 40. This land is to be sacrificed for the 330 KV line yet it has pristine residential potential.

Approximately 5 yrs ago land owners on the existing 7KM easement received letters from power authorities stating that the easement was of "...no further interest..". I am able to obtain stat.decs. To that affect from several of these people however the power authorities will not release any documents to verify that these letters were sent.

Powerlink has pushed ahead with great urgency even though this community was only notified August 2002. It would appear Powerlink has used stealth and speed to catch us off guard rather than addressing other options.

Powerlink is aware of the increasing public outcry and during discussion with the project manager Mr. Bill Buikstra last Tuesday evening he admitted that, due to such public objection, the USA now has a policy of no new overhead lines but rather upgrade by duplication/ triplication or underground however the reference continually, upon challenge, is the ACCC guidelines which must be widened to include underground at the very least in the more populated areas.

Mr. Buikstra also admitted that in the last 20 years public objection, to high voltage powerlines, has escalated enormously and that this situation cannot be allowed to continue yet upon challenge he refused to submit such a report to the ACCC obviously because his company, Powerlink, is of self interest.

Property values in the vicinity and or with easements are estimated by general rule to drop in value by 30/50%. This is a totally unacceptable level to any community and the moral issue must be addressed of the minority being sacrificed for the majority to have the cheapest power, at what cost? Every consumer should be prepared to pay some increase in power costs in order to have some equity in the distribution by either existing upgrade or underground not "the cheapest is best" and too bad for the rest attitude.

Powerlink was asked at a public meeting to release the difference in costing per household by using underground as compared to overhead but they said they didn't have those figures, yet their argument is that the power will be much more expensive with underground but how much?

We strongly urge the ACCC to employ the tactical underground approach in order to avoid the many issues: health, environment, scenic and devaluation of private property to name but a few.

Enclosed is a map of some of the area being affected by the proposed Powerlink

Millmerran / Middleridge transmission line. In this particular case underground or upgrading the existing lines would totally solve the problem. Some five years ago the Eastlink proposal was scrapped due to public outcry and Westlink used instead and now we are told that this time the urgency to complete the project, this year, leaves no time to consider other routes/options. Could the hurry be the fear that the ACCC will change the guidelines?

A copy of a letter for subdivision appraisal of our property dated 2000 is included to give an idea of the social impact to our neighbours, the whole area and us.

Thank you for the opportunity to make a submission.

Yours sincerely,



Mrs. Merylyn(FCV)Middleton.

for C W MFCV MIDDLETON
V F.V. RATTRAY, 365 PRESTON BOUNDARY
RD.

LARKIN TEYS CONSULTING

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TOOWOOMBA
OFFICE

7th May 2000

Our Ref: 4253LT01

C & M Middleton
MS 852
401 Preston Boundary Road
TOOWOOMBA MC QLD 4352

Dear Colin and Marilyn

RE: SUBDIVISION POTENTIAL OF 401 PRESTON BOUNDARY ROAD

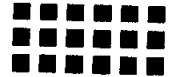
We write to offer our services to carry out a detailed project feasibility study for this project. This study would produce the following deliverables for this project.

1. Preliminary development layout plan
2. Preliminary development cost estimate, based upon historical cost data from similar projects.
3. Conduct meetings with Gatton Shire Council and Cambooya Shire Council with a view to obtaining an in principal agreement of how potable water could be provided to the allotments and minimum design standards for other infrastructure.
4. Conduct meetings with Ergon Energy, to determine the process, (if any exists), to extinguish the power easement which currently encumbers both of the allotments which exist.
5. Conduct meetings with a real estate agent to get an understanding of the project marketability and anticipated sale prices of the final allotments.

Our fees to carry out this study would be \$1,450.00

Following my inspection of the site last Thursday and assessment of the contour information provided, make the following comments. This information is based on a 'first glance' assessment to help you decide whether to proceed with further studies. It is not to be used for any other purpose.

1. Aside from the front 120 – 150m the land is generally unsuitable for development
2. Of land which is suitable for development it is expected that approximately 16 acre allotments could be developed either side of a cul-de-sac running parallel to Preston Boundary Road.
3. Potable Water supply will be difficult. Supply may come from Cambooya Shire Councils Big Hill reservoir OR perhaps from onsite bores and a Chlorination / Filtration unit.
4. Ergon Energy hold an easement over the site which if not extinguished would reduce the allotment yield considerably.



5. Development cost would be in the order of \$35,000 to \$40,000 per allotment plus initial land cost.

I hope that this assists you in making your decision to carry out further feasibility works. Should you decide to proceed we could commence immediately. Timing to complete the study would depend on response times by third parties. Should you require any further information please do not hesitate to contact the undersigned at this office.

Yours faithfully
LARKIN TEYS CONSULTING

Nick Canto
Director

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

70 M WIDE EASEMENT

184715

184715

PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

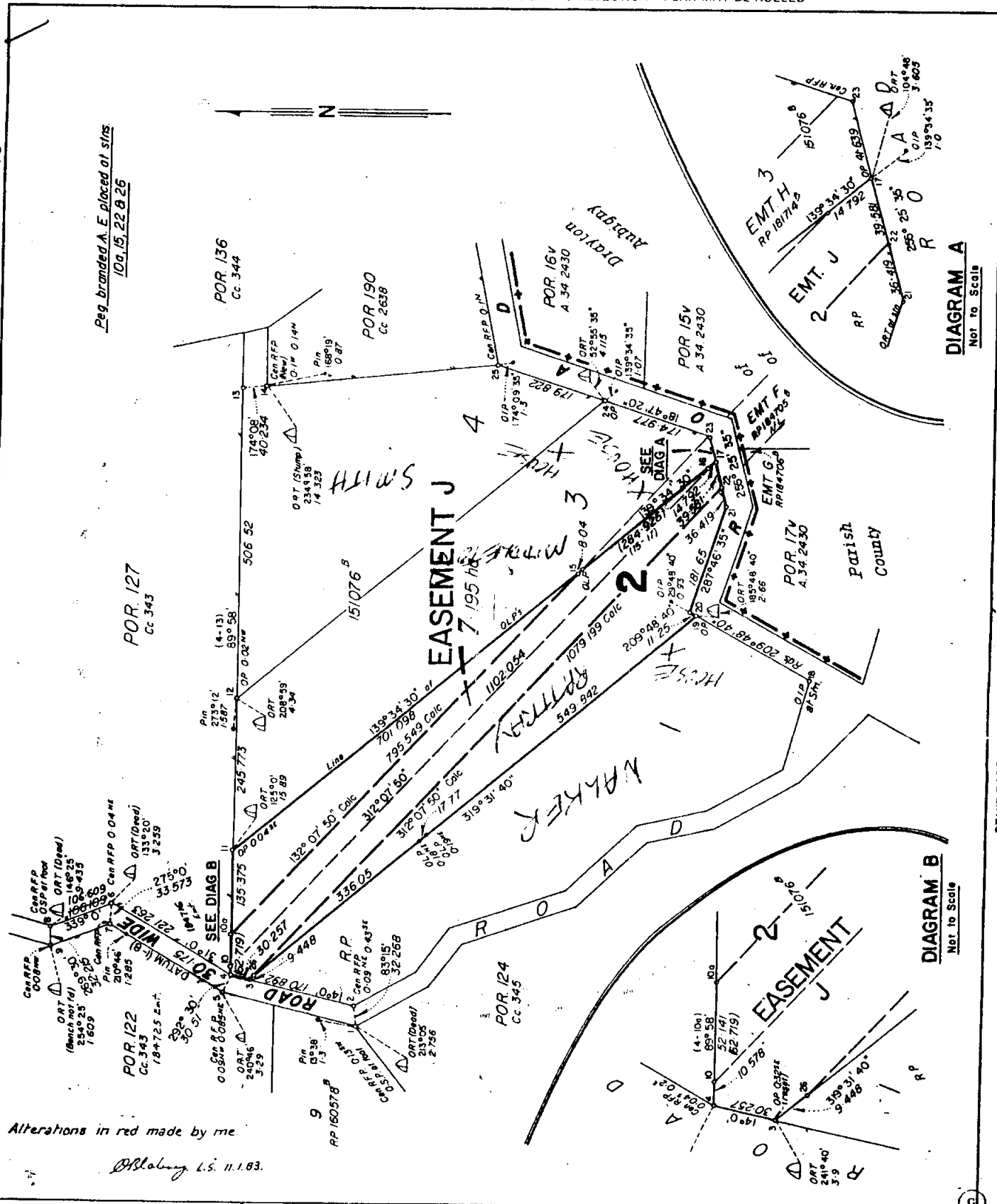


DIAGRAM A
Not to Scale

DIAGRAM B
Not to Scale

Alterations in red made by me.
Oblation L.S. 11.1.83.

FIELD NOTES LOADED RP 184715		LINES NOT SURVEYED		STMS 10a-15 B 27-26		CORNERS NOT MARKED		STMS	
ORIGINAL PORTION 126		PLAN OF Easement J in Lot 2 on RP 151076 ^B				TOWN			
ORIGINAL GRANT 100514		Governing part of Lot 2 on RP 151076 ^B				PARISH CAMPBELL			
MAP REF MIDDLE RIDGE #		PROCLAIMED SURVEY AREA		SURVEYED BY D J Blakeney		MERIDIAN		SCALE 1:5000	
				...22.1...6...1982				REGISTERED PLAN 184715	

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

REGD PLAN 184715 (CISP)

Govt corporations a law unto themselves: PDU

Power Down Under (PDU) claims it must change the political landscape if it is to change the approach taken by Powerlink towards the proposed Millmerran-Middle Ridge powerline.

A public meeting on Tuesday night heard the direction taken by Powerlink was based in legislation and opponents would be successful only if they changed the political process.

PDU spokesman Dr Jock Lambie said he believed people were told to "like it or lump it".

"Some of these government-owned corporations think they're a law unto themselves," Dr Lambie said.

"We're not going to let up, because what we do here could help people in our position down the track."

PDU will make submissions to an Australian Competition and Consumer Commission inquiry into the

future direction of financing and tendering processes for the construction of transmission lines.

Powerlink chief executive Mr Gordon Jardine was peppered with questions from the 130-strong audience at the meeting at Greenmount.

"While we understand that people may not want a powerline in their area, the underlying imperatives for this project remain unchanged," he said yesterday. "There is a need to maintain reliable supply to Middle Ridge which serves the entire Darling Downs region."

Mr Jardine said the proposed route was part of the solution that delivered the lowest cost to electricity consumers.

A draft environmental impact assessment will be issued for public comment in the next few months.

THE CHRONICLE
20/3/3

□ Rules govern Powerlink

The remark from Power Down Under spokesman Jock Lambie (TC 20/3) about some government-owned corporations being “a law unto themselves” is incongruous

with The Chronicle’s (accurate) report that the “public meeting on Tuesday night heard that the direction taken by Powerlink was based in legislation”.

At that meeting, I shared with the community that Powerlink’s actions were bound by both legislation and by regulation in the national electricity market.

I read from, and tabled, a letter from the ACCC confirming the regulatory criteria which apply to Powerlink in relation to having to select the lowest-cost solution for the proposed Millmerran-Middle Ridge powerline.

The consistent thrust of my contributions at the meeting was that Powerlink’s decisions were heavily constrained by regulation and legislation — this is the opposite end of the spectrum from being a law unto oneself. — **GORDON JARDINE**, chief executive, Powerlink Queensland.

THE CHRONICLE
26/3/3

On Our Selection News

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Phone 4697 3603

Powerlink meets with Community at meeting

Powerlink representatives met with community members last Tuesday at a public meeting in the Greenmount Hall to discuss the Millmerran to Middle Ridge powerline proposal.

"We have already provided as much information as possible to the community," Mr Jardine said.

"While we understand that people may not want a powerline in their area, the underlying imperatives for this project remain unchanged.

"There is a need to maintain a reliable supply to Middle Ridge which serves the entire Darling Downs region, by late 2004.

"There is also a need to reinforce the growing Logan Region by 2009.

"Powerlink is obliged to plan its network to meet both these needs in an integrated manner. Under

the rules of the National Electricity Market, Powerlink is also required to select the solution which delivers the lowest cost to electricity consumers at large.

"The proposed Millmerran to Middle Ridge powerline is part of the solution which meets the above criteria," he said.

In relation to alternatives, Mr Jardine said Powerlink had already provided the community with information that demonstrates that the proposed Millmerran to Middle Ridge powerline is part of the solution which delivers the lowest cost to electricity consumers at large.

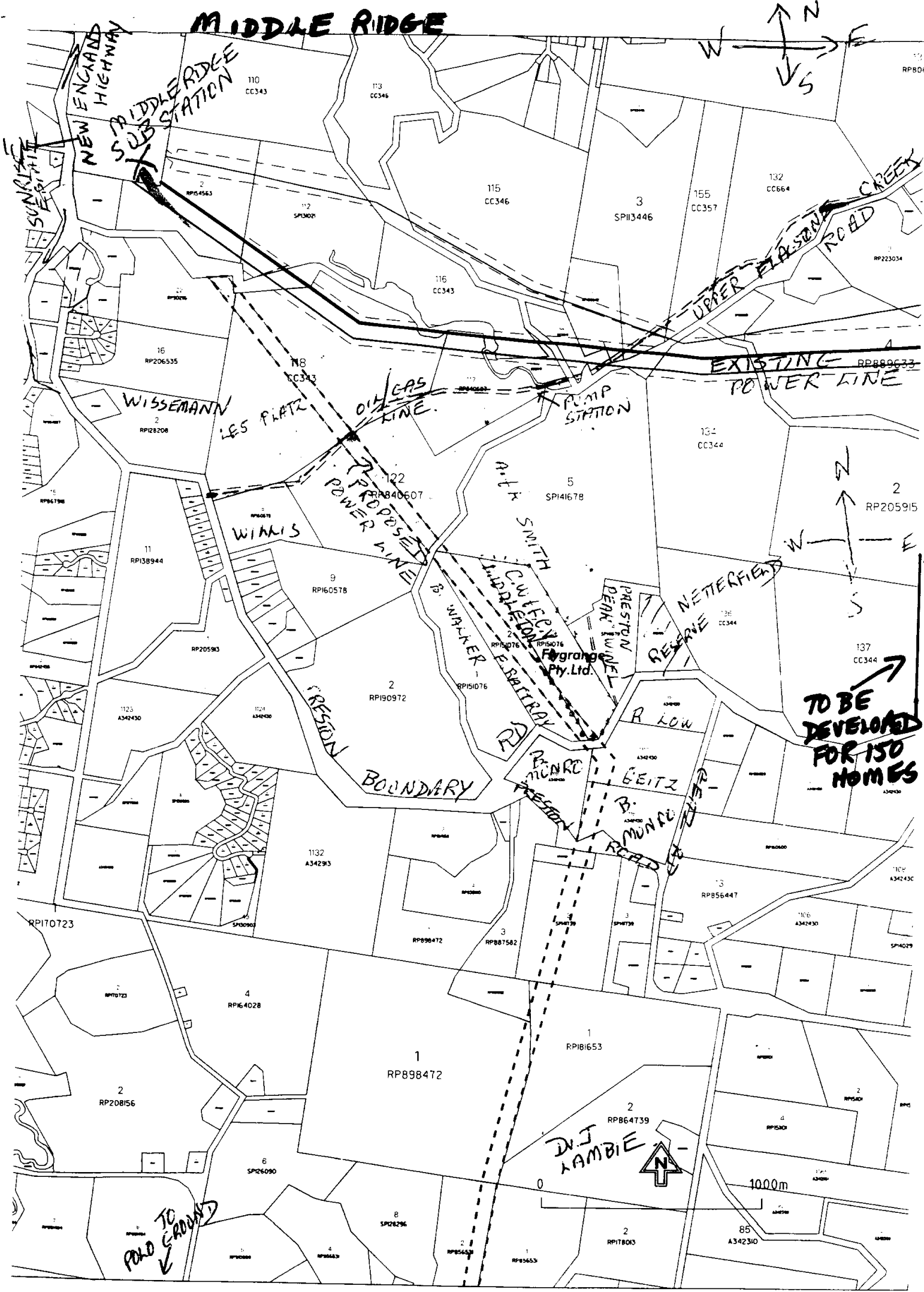
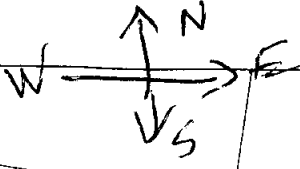
He said Powerlink will continue to work constructively with affected property owners and others in the affected community to meet its obligations.

He said the next step in the process, the Environmental Impact Assessment (EIA), has already commenced.

The EIA process produces a formal report that looks at the potential impacts of a proposed transmission line development. It will assess the natural environment as well as social, cultural and economic considerations, and identifies how any impacts can be mitigated or managed.

A draft EIA report will be prepared and issued for public comment in the next few months.

MIDDLE RIDGE



TO BE DEVELOPED FOR 150 HOMES

POLO TO ROAD



EAGLES REST BED & BREAKFAST

ADVERTISING FEATURE

THE CURRENT 27/3/3

POWERINK WILL DESTROY LOCAL RESIDENTS SOUTH OF TOowoomba TO DO LIKEWISE OUR VIEWS ARE EVEN BETTER!!

B&B a tranquil retreat

ties are provided. Just metres away, but even more private and ideal for longer stays, *Casuarina* is fully self contained with a kitchen (cooktop and microwave), laundry, queen-sized bed, double spa and private deck.

It is air-conditioned, with a pot-bellied stove for cosy winter evenings and the cabin is also equipped with a television and DVD player.

A continental breakfast of fresh seasonal fruits, yoghurt, cereals and fresh bread is served to the *Serenity* sunroom and *Casuarina* deck each morning.

SOME places are special — their beauty just begs to be shared. Eagle's Rest Bed and Breakfast is built in one of those places, two hectares of land high in the hills near Cabarlah. (07 4676 2015)

"We have been blessed with a piece of paradise," host Mrs Rosemary Mibus said.

"It's just too nice not to share with others," she said.

Mrs Mibus and her husband bought the property four years ago, taking time to plant trees before planning and building the main house where they have lived for the past year.

"I've always wanted to build a home large enough for family and others," Mrs Mibus said.

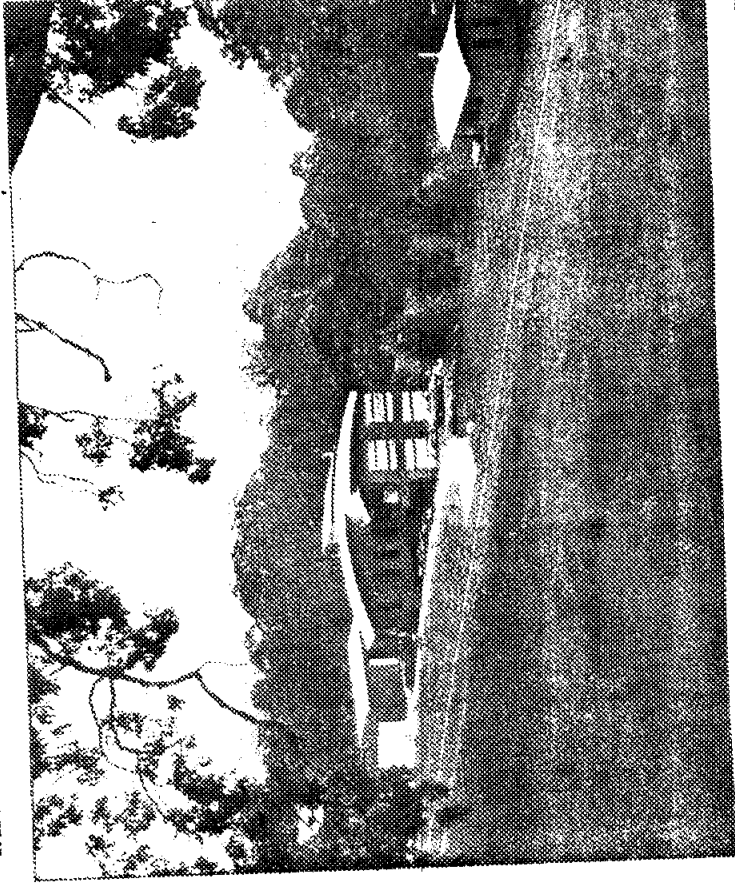
"We designed it to create a restful atmosphere, to match the landscape with the blue colour and curves of the hills.

"Already it has been a wonderful healing place," she said.

A maximum of four guests (two couples) can stay at Eagle's Rest at one time, choosing either the *Serenity* unit within the main house, or the fully private, self-contained *Casuarina* cabin.

Serenity has its own private entrance from the garden, a sunroom, queen-sized bed and ensuite.

A refrigerator and tea-making facility.



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Builder - Mark Sorensen

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EAGLES REST BED & BREAKFAST

ADVERTISING FEATURE

As high as an eagle, as graceful as a bird

HIGH on the escarpment, Eagle's Rest Bed and Breakfast is a place to take some precious time out from everyday distractions.

The property is a part of the Quiet Garden Trust, a worldwide Christian organisation that promotes the opening of private gardens for prayer, meditation, reflection and rejuvenation.

"Guests can come to spend time alone with God and be restored, emotionally or physically," host Mrs Rosemary Mibus said.

About half of the two hectare site has been partially cleared, providing room for guests to explore and enjoy the sight of native birds or wallabies who call it home.

They can wander to Grevillea Hill, where different species have been planted for colour and food, or down to The Dell, where maidenhair ferns have been encouraged to colonise the shady places under the trees.

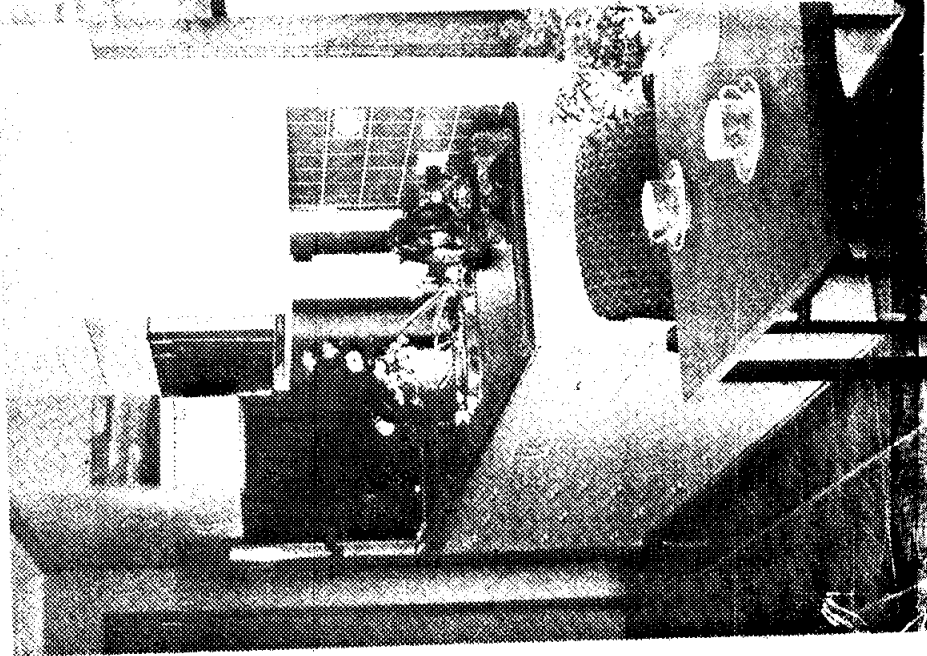
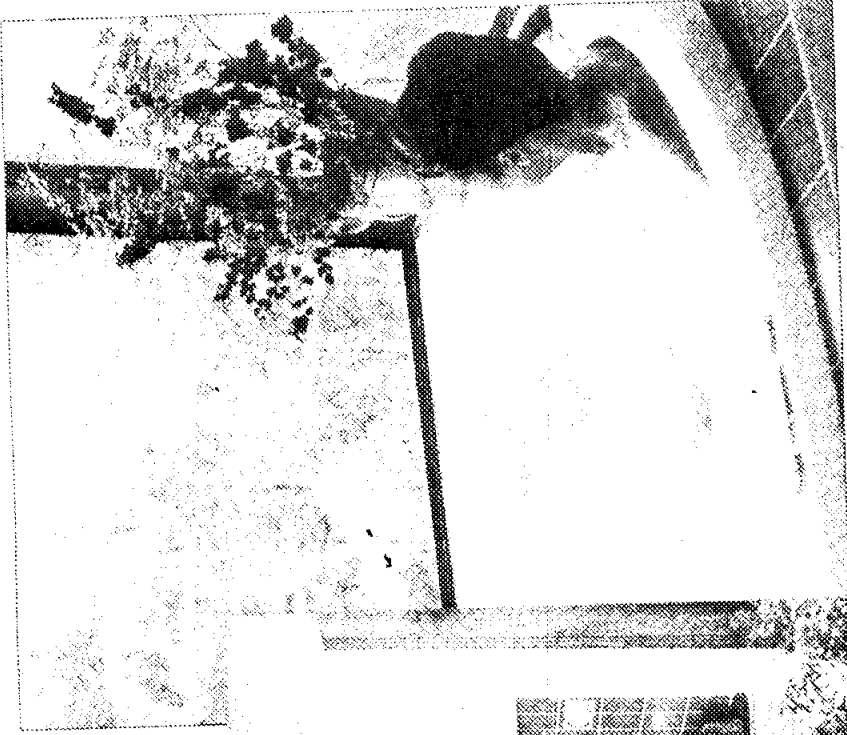
Eventually walking tracks will be developed through the uncleared gully.

"Guests are welcome here for half a day or a day, or to spend the night — but bookings are essential to preserve the tranquil atmosphere," Mrs Mibus said.

Day entry to the garden is by donation to the Quiet Garden Trust.

Other Quiet Garden Trust properties are situated at C. J. booya, Highfields, Pittsworth

The BB&B was designed to create a restful atmosphere to match the landscape



Even if you aren't a bird lover...

...you'll still enjoy the view from the balcony.

There's a hot tub.

There's a swimming pool.

There's a spa.

There's a bar.

There's a restaurant.

There's a lounge.

There's a library.

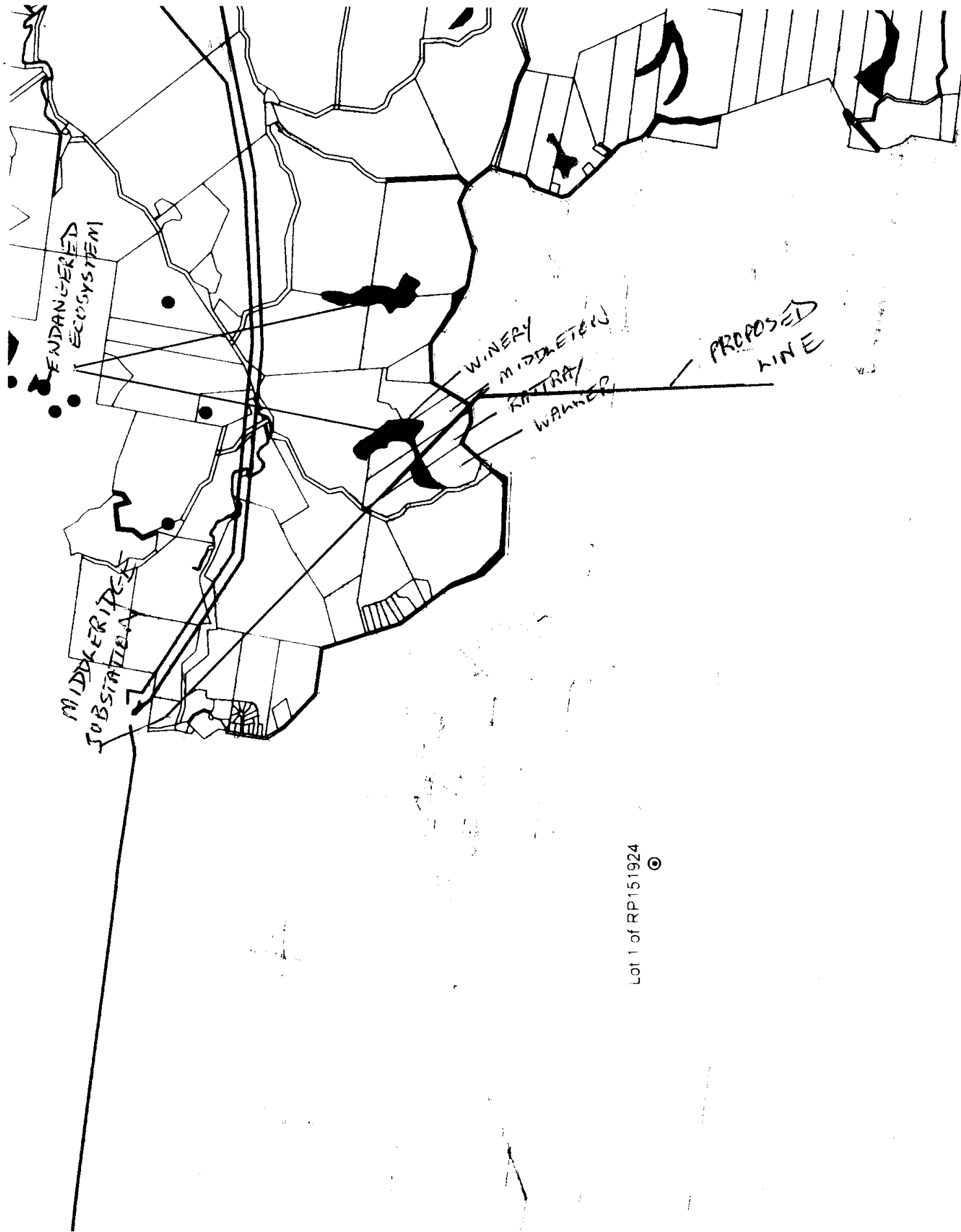
There's a garden.

There's a view.

There's a place to relax.

Reflect, retreat... relax

Perched on the hills amongst sweeping tranquil scenery and with spectacular views, choose from self-contained apartments in the heart of the escarpment.



Lot 1 of RP151924 ©

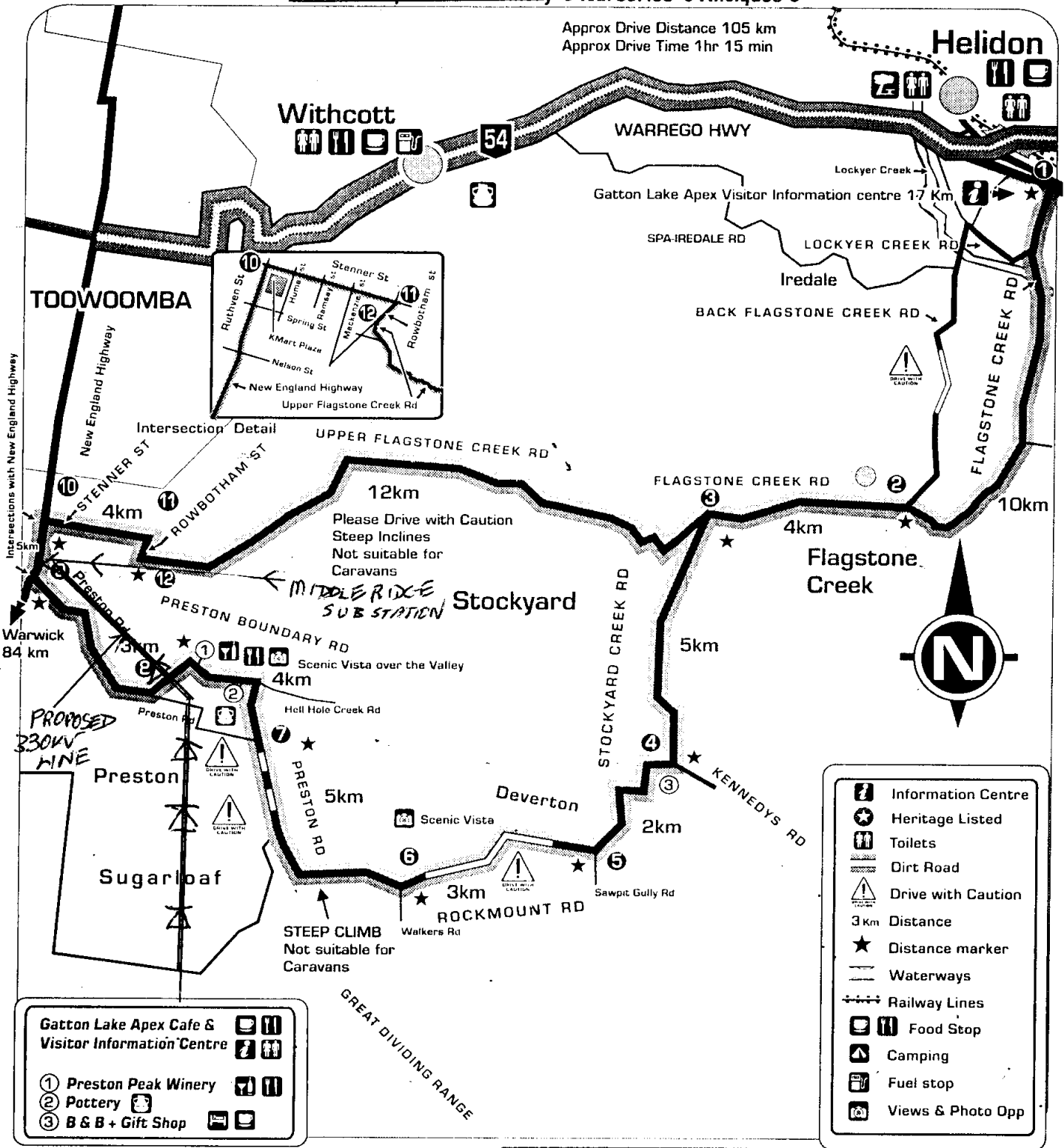
Lockyer Valley TOURIST DRIVES

Wine & Rock DRIVE

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- Spectacular Valley & Mountain Views • Natural Forest • Camping Areas • Dairy Country • Horticulture •
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Drive Directions

- Starting at the Gatton Lake Apex Information Centre, head west 17km towards Toowoomba, on the Gatton Helidon Road, Then take the
- 1 left turn into Flagstone Creek Road
 - 2 Past Back Flagstone Creek Road intersection
 - 3 left into Stockyard Creek Road
 - 4 Past Kennedys Road intersection
 - 5 right into Rockmount Road
 - 6 right into Preston Road
 - 7 right into Preston Boundary Road
 - 8 right into Preston Road
 - 9 right onto New England Highway
 - 10 Right turn into Stenner Street for 3.5Km
 - 11 Right turn into Rowbotham Street
 - 12 Left turn into Upper Flagstone Creek Road
 - 13 Connecting with Flagstone Creek Road
 - 14 Past Back Flagstone Creek Road intersection
 - 15 Left turn into the Helidon Gatton Road, returning to Gatton via Grantham.

Alternate return option :
Take the New England Highway passing through Toowoomba to right turn into Murphys Creek Road Returning to Gatton via Spring Bluff & Murphys Creek Helidon & Grantham See Drive Map SPRING BLUFF DRIVE

An Initiative of the Gatton Shire Council
Disclaimer: Maps have been compiled as a general guide only and the Gatton Shire Council and S&J Heath cannot take any responsibility for any errors or omissions. We cannot guarantee the quality or condition of facilities or services indicated, times of business operation or access to premises. Up to date information may be available from visitor information centres or local authorities etc. Road conditions or route changes may occur from time to time and these should be checked by the visitor before embarking on any drive. ENJOY YOUR DRIVE.

NORTH EAST VIEW FROM ADJOINING EXISTING EASEMENT

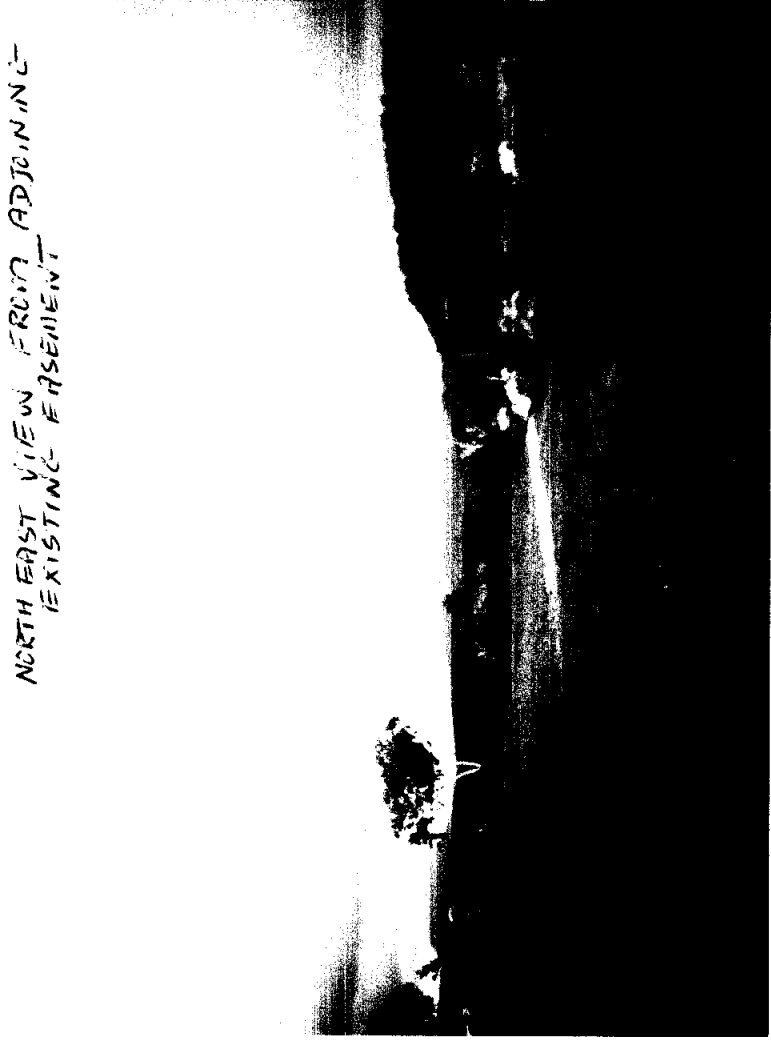
AREA FOR PLANNING FOR DISPERSED HOMESITES

~1997 AERIAL PHOTO



WATER

ADJOINING EASEMENT



PROPOSED HOUSING



SOUTH EAST VIEW TO COAST

EAST VIEW FROM MIDDLETENS HOME

