

15 December 2025



Chief Executive Officer
Brisbane City Council

positive energy

Attention: *The Assessment Manager*
Via email: DSPlanningSupport@brisbane.qld.gov.au

cc Flying Turtle Pty Ltd
c/- JFP Urban Consultants Pty Ltd
Attention: *Jojo Liang*
Via email: j.liang@jfp.com.au

Dear Sir/Madam,

Affected Entity (Energex) Response Notice
Previous Council Ref: A005967248
Our Ref: ECM 35324857-35321736

As an Affected Entity to the below referenced Minor Change application the following response is provided in accordance with Section 80 of the *Planning Act 2016*.

Development Details

Applicant	Flying Turtle Pty Ltd
Assessment Manager	Brisbane City Council
Council Application No.	A005967248
Street Address	95 Mains Road, Sunnybank
Real Property Description	Lot 10 on SP138451
Development Type	Minor Change to Material Change of Use – Health Care Services, Office, Food and Drink Outlet and Shop
Referral Trigger	<input type="checkbox"/> Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises within 100m of a substation site or subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network
Impacted Electrical Infrastructure	Easement E on SP149733

Energex provides the following response to the application in accordance with Section 80(4) of the *Planning Act 2016*.

Component of Development	Advice Agency direction
MCU	<input checked="" type="checkbox"/> S80(4)(a)– no objection

Energex's assessment of the Minor Change request has been made relative to the following submitted material.

Table 1				
Plans forming part of this Approval				
<i>Title</i>		<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
<i>Proposed Plan</i>	<i>Floor</i>	<i>A104</i>	<i>C</i>	<i>09.12.25</i>

Note- No structures are permitted within Easement E on SP149733.

Energex's original Referral Response dated 16 August 2022 reference number HBD 7643615 remains relevant to the application.

General Advice:

- Compliance with the Electrical Safety Act 2002, including any Code of Practice under the Act and the Electrical safety Regulation 2013 including any safety exclusion zones defined in the Regulation is mandatory
- Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Energex.
- Any costs incurred by Energex as a result of the works on the easement are to be met by the property Developer / owner.
 - This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Energex.
 - All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Energex's Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Energex's document library ([Document library | Energex](#)).

Should you require any further information on the above matter, please contact Harriet Veal on 0427 293 604 or via email at townplanning@energex.com.au.

Yours faithfully,

Harriet Veal

Harriet Veal
Town Planner

Have you seen our fact sheets?

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