

24 July 2026



positive energy

Chief Executive Officer
Brisbane City Council

Attention: *Errin Xiaofang Lu*
Via email: dsplanningsupport@brisbane.qld.gov.au

cc Total Fusion BMI Pty Ltd
c/- Place Design Group Pty Ltd

Attention: *Angus Green*
Via email: angusg@placedesigngroup.com

Dear Sir/Madam,

Energex Advice Agency Response – Material Change of Use for Food and Drink Outlet and Indoor Sport and Recreation located at 500 Lytton Road, Morningside
Council Ref: A006599602
Our Ref: ECM 36257132 - 41853803

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response

Outcome	Approved in full - subject to conditions
Date of response	24 July 2026
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the <i>Electricity Act 1994</i> and <i>Electricity Safety Act 2002</i>
Reasons for decision (S56(7)(b))	The works do not conflict with: ▪ the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i> ▪ the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 & 5. The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

Development Details

Applicant	Total Fusion BMI Pty Ltd c/- Place Design Group Pty Ltd
Assessment Manager	Brisbane City Council
Council Application No.	A006599602
Street Address	500 Lytton Road, Morningside
Real Property Description	2SP303654

Development Type	Material Change of Use for Food and Drink Outlet and Indoor Sport and Recreation
Referral Trigger	☒ 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	Queensport 33kV/11kV Zone Substation Easement S on SP311841 – 11kV/1000kVA Pad Mount Transformer (ID: SC2261920 & SC2261919) and 11kV U/G Cable (Feeder: QPT25A)

Energex provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016*:

Component of Development	Advice Agency direction
MCU	☒ S56(1)(b)(i) – approval subject to stated development conditions

In accordance with Section 56(1) should the Assessment Manager decide to approve the proposed Development Application, as an Advice Agency, Energex requires that the assessment manager impose the below conditions. These conditions have been imposed in response to the matters prescribed under Section 55 (2) of the *Planning Act 2016*.

Table 1			
Plans forming part of this Approval			
<i>Title</i>	<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
<i>Masterplan – Ground Floor</i>	<i>A0.103</i>	<i>L</i>	<i>29 June 2020</i>
<i>Masterplan – Level 01</i>	<i>A0.104</i>	<i>M</i>	<i>29 June 2020</i>
<i>Proposed Site Plan</i>	<i>SD.1001</i>	<i>J</i>	<i>29 June 2020</i>
<i>First Floor Plan - building 1</i>	<i>SD.2101</i>	<i>B</i>	<i>15 April 2020</i>
<i>Indoor Sport and Recreation 1 – Internal Layout</i>	<i>001</i>	<i>-</i>	<i>29 June 2020</i>
<i>Building 1 Roof Floor Plans</i>	<i>DD.2102A</i>	<i>F</i>	<i>23 March 2020</i>

Table 2			
Condition		Timing	Purpose/Reason
1	Carry out the approved development generally in accordance with the approved plans and documents outlined within Table 1 of this approval and the following:	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application

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	▪ The specifications, facts and circumstances as set out in the development application submitted to Energex; and ▪ Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written conditions prevail		
2	Any alterations to the plans and document(s) identified within Table 1 of this response are to be resubmitted to Energex for comment	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application

General Advice:

- Energex's referral response is limited to the management of impacts on electrical infrastructure within its referral jurisdiction and does not assess or confirm electricity supply, network capacity, or connection requirements; proponents must undertake a separate connection enquiry via Energex's Customer Portal to initiate investigations and obtain formal advice and approvals relating to network connections.
- 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

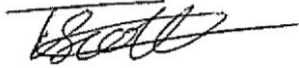
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WP1323 can be found online via Energex's document library ([Document library | Energex](#)).

Should you require any further information on the above matter, please contact Tammara Scott on 0492 137 878 or via email at townplanning@energex.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T Scott', with a long horizontal flourish extending to the right.

Tammara Scott
Town Planner

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