

7 September 2026



positive energy

Chief Executive Officer
Brisbane City Council
Attention: Ryan Casey
Via email: dalodgement@brisbane.qld.gov.au

cc Lazzaretti Holdings atf The Lazzaretti Investment Trust
C/- Urbis Ltd
Attention: Natalia Grodek
Via email: ngrodek@urbis.com.au

Dear Sir/Madam,

Energex Advice Agency Response – Change (Other)
Our Ref: ECM 42530511-42526084

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	7 September 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	Urbis Ltd
Assessment Manager	Brisbane City Council
Council Application No.	A007090427
Street Address	198 IPSWICH RD WOOLLOONGABBA
Real Property Description	L1 SP327632
Development Type	Food and drink outlet, Health care service, Office, Research and technology industry, and Medium impact industry
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

Impacted Electrical
Infrastructure

the benefit of a distribution entity under the Electricity Act
and the easement is for a supply network
Easement B on SP335288

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/ ROL/ OPW	☒ 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 Change (other) 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		
Documents forming part of this Approval		
Plan Name	Document No	Date
ATT B – Other Change Application Material Part1	-	14 August 2026

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 the approval and the following: - 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	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
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
3	All existing easement terms and conditions must be adhered to.	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application

Have you seen our fact sheets?

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

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 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 the undersigned on 0428 943 997 or via email at townplanning@energex.com.au.

Yours faithfully,



Scott Pearson
Senior Town Planner

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