Attn: Katarina Segovic

Please find attached Energex's submission to Development Application no. A006608896.

Should you have any questions please feel free to call or email. Thanks

Thanks.

Regards

14 October 2026

Brisbane City Council
Chief Executive
Via DAlodgement@brisbane.qld.gov.au

Attn: Assessment Manager (Katarina Segovic)

Dear Sir/Madam,

Property Made Submission – Material Change of Use (Development Permit) – Warehouse proposed over land at 607 Lytton Road, Murarrie (Lot 5000 on SP337840)
Council Application No - A006608896
Energex Reference - ECM 20363100 - 43135637

We write regarding the development application made over land at 607 Lytton Road, Murarrie, formally described as Lot 5000 on SP337840. The development application seeks approval for the following aspect of development:

- Material Change of Use (Development Permit) – Warehouse

Council's reference number for this application is A006608896.

The public notification period for the development application commenced on 23 September 2026 and will end on 15 October 2026. This correspondence is provided in the form of a properly made submission pursuant to the provisions of the *Planning Act 2016*, because it: -

- is in writing to the Assessment Manager, Brisbane City Council;
- has been lodged within the consultation period;
- states the name and business or residential address of the submitter;
- has been signed by the submitter;
- states a postal and email address for service; and
- includes the grounds of the submission.

Grounds of Submission

Energex is the registered holder of Easement B on RP826090, which contains existing overhead 110kV powerlines forming part of the wider electricity distribution network. This infrastructure provides an essential supply function to a number of substations and plays a critical role in maintaining the safe, reliable and continuous operation of the broader electricity network. Accordingly, Energex has a direct interest in ensuring that any

development occurring within or adjacent to the easement does not compromise the safety, operation, maintenance or future management of this infrastructure.

Energex acknowledges the applicant's collaborative approach throughout the development assessment process and appreciates the efforts undertaken to address matters relating to infrastructure safety and operational access. While Energex does not object to the proposed development in principle, it remains concerned that the current proposal does not adequately demonstrate compliance with all relevant statutory clearance requirements and does not fully address Energex's operational and maintenance requirements associated with Electricity Tower No. TW1601.

Given the critical nature of the existing electricity infrastructure and Energex's responsibilities as infrastructure owner and network operator, Energex has made this submission to ensure that the proposed development appropriately protects the ongoing safe and reliable operation of the network. Energex's principal concerns are set out below.

1. Conductor to Structure Assessment

The development site is encumbered by Easement B on RP826090, which is registered in favour of Energex and contains existing overhead 110kV powerlines. While the proposed development does not include structures within the easement area itself, a number of the proposed buildings are located in close proximity to the overhead electricity infrastructure.

As part of its referral agency assessment, Energex issued an Information Request on 29 October 2024 seeking a conductor line assessment from the applicant to demonstrate that the proposed buildings and structures would comply with the applicable statutory clearance requirements under the *Electrical Safety Regulation 2026*. This request was made following Energex's preliminary assessment, which indicated that the proposed development was likely to result in a clearance-to-structure conflict under maximum operating conditions of the powerline.

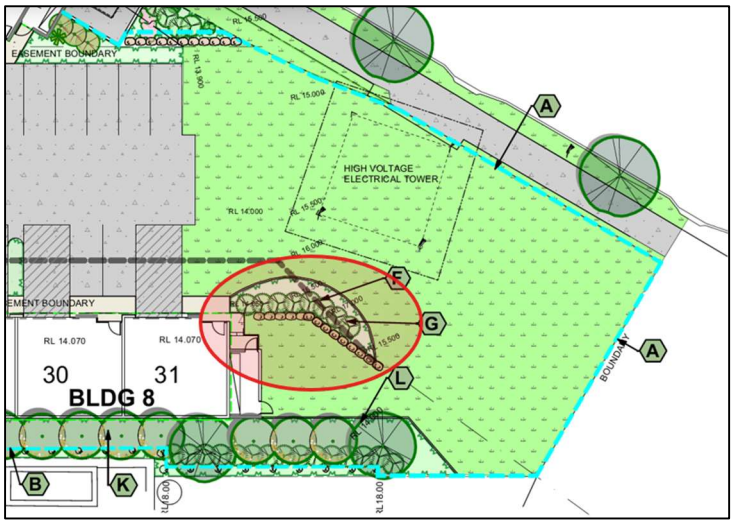
To date, Energex's Town Planning Department has not received a completed conductor line assessment or any other technical information from the applicant demonstrating that the location and design of the proposed buildings will achieve compliance with the relevant statutory clearance requirements. Energex subsequently reiterated this requirement to the applicant in June 2026; however, no formal response has been provided.

Accordingly, Energex submits that Council should require the applicant to undertake and provide a conductor line assessment, based on the maximum operating conditions of the existing 110kV powerline, to demonstrate that the proposed development achieves compliance with all applicable statutory electrical safety clearances under the *Electrical Safety Regulation 2026*.

It is noted that the absence of building encroachments within the easement area does not, of itself, demonstrate compliance with the clearance requirements of the *Electrical Safety Regulation 2026*. The applicant must provide the necessary technical assessment to verify that the proposed development can operate safely in proximity to the existing electricity infrastructure.

2. Landscaping within Easement B on RP826090

The submitted Landscape Concept Plan (Drawing No. LCP-2) identifies proposed landscaping within Easement B on RP826090 and in close proximity to Energex's Tower TW1601. The area of interest is identified in the figure image.



Energex submits that the area immediately surrounding Tower TW1601 should remain free of landscaping and associated planting. Due to the location and characteristics of the tower, it is important that sufficient unobstructed space be retained around the structure to preserve operational flexibility and avoid introducing constraints that may affect the future use and management of the easement area.

While Energex does not object to landscaping within the broader development where appropriately located, landscaping in the immediate vicinity of Tower TW1601 unnecessarily restricts the functional area available around the structure and creates ongoing constraints within an area subject to established easement rights.

Accordingly, Energex requests that Council require the Landscape Concept Plan to be amended to remove landscaping from the area surrounding Tower TW1601 and maintain this area as a clear and unobstructed zone. This outcome is consistent with the rights afforded under Easement B on RP826090 and will preserve flexibility for future operational activities within the easement corridor.

Given the statutory obligations to maintain relevant clearances between structures and overhead powerlines and rights afforded to Energex under the conditions of Easement B on RP826090 Energex respectfully requests that Council give due consideration to the matters raised in this submission when assessing the application.

Should you require any further information on the above matter, please contact Tom Sexton on 0429 443 778 or via email at townplanning@energex.com.au.

Yours faithfully,