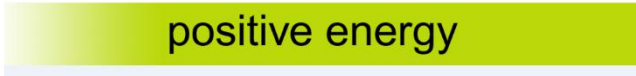


7 May 2026

Chief Executive Officer
Brisbane City Council



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

cc Mirvac Queensland Pty Ltd
c/- Urbis Ltd
Attention: *Natalia Grodek & Sirena Kwok*
Via email: ngrodek@urbis.com.au & skwok@urbis.com.au

Dear Sir/Madam,

Affected Entity (Energex) Response Notice – Minor Change to Material Change of Use for Multiple Dwelling and Carrying out Building Work on a Heritage Place located at 230 and 260 Lancaster Road, 128 Nudgee Road and 21 St Leger Way Ascot, formally described as Lot 2 SP326604, Lot 0 SP326606 and Part of Lot 801 SP292903, Lot 807 SP303572, Lot 13 SP122231 and Lot 0 SP283535
Council Ref: A007015916
Applicant Ref: P0026855
Our Ref: ECM 13548418 – 40071571

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	Mirvac Queensland Pty Ltd c/- Urbis Ltd
Assessment Manager	Brisbane City Council
Council Application No.	A007015916
Street Address	230 and 260 Lancaster Road, 128 Nudgee Road and 21 St Leger Way Ascot,
Real Property Description	2SP326604, 0SP326606 and Part of 801SP292903, 807SP303572, 13SP122231 and 0SP283535
Development Type	Minor Change to Material Change of Use for Multiple Dwelling and Carrying out Building Work on a Heritage Place
Referral Trigger	<input checked="" 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 GM on SP280908, Easement BE on SP297475, Easement K and L on SP298902, Easement CE, EE and FE on SP297475 and Easement B on SP345697 - U/G 11kV cables (Feeder: HTN28A) and 11kV/1000kVA 4 x Pad Mount Transformers (ID: SC887418, SC2120964, SC856332 and SC856333)

Energex acknowledges the Change Request as being relevant to the following:

- Redesign of Unit layout to include some unit amalgamations of the 1 & 2 bedroom units to create 3 bedroom units reducing overall units from 126 to 117
- Refinement of building façade with design changes maintained within the existing building footprint including square columns, rendered blockwork to replace cladding, alignment of façade on level 2 and alterations to screening
- Balcony design amendments including the removal of Juliet balconies to enhance the functional layout with the main building line extended to align with the former balcony line
- Minor reconfiguration of rooftop layout amending the boardroom to a dining room with functional kitchenette and altering the shade structure and
- Layout amendments to the ground plane and public realm to remove a walkway and increased planting to improve privacy for residents

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>Ground Plan</i>	<i>DA-1011</i>	<i>F</i>	<i>18 March 2026</i>

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

Have you seen our fact sheets?

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

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 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 stroke extending to the right.

Tammara Scott
Town Planner

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