



30 July 2026

Chief Executive Officer
Brisbane City Council

positive energy

Attention: *Carly Manley*
Via email: dsplanningsupport@brisbane.qld.gov.au

cc Ashgrove Precinct Pty Ltd
c/- Murray Bell Planning co.

Attention: *Brock Acworth*
Via email: brock@mbplanning.com.au

Dear Sir/Madam,

**Energex Advice Agency Response – Change (Other) for Material Change of Use for Food and Drink Outlet, Indoor Sport and Recreation, Multiple Dwelling and Shop located at 257 Waterworks Road and 4 & 6 Stewart Place, Ashgrove described as Lot 1 on RP224903, Lot 17 on RP18732 and Lot 16 on RP18732
Council Ref: A007063821
Our Ref: ECM 21732425 - 41996790**

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	30 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	Ashgrove Precinct Pty Ltd c/- Murray Bell Planning co.
Assessment Manager	Brisbane City Council
Council Application No.	A007063821
Street Address	257 Waterworks Road and 4 & 6 Stewart Place, Ashgrove
Real Property Description	1RP224903, 17RP18732 and 16RP18732
Development Type	

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

Impacted Electrical Infrastructure Ashgrove 11kV/33kV Zone Substation

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 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			
Plans forming part of this Approval			
<i>Title</i>	<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
<i>Site – Proposed</i>	<i>TP0.11</i>	<i>A</i>	<i>16 June 2026</i>
<i>Basement 03</i>	<i>TP1.01</i>	<i>B</i>	<i>16 June 2026</i>
<i>Basement 02</i>	<i>TP1.02</i>	<i>B</i>	<i>16 June 2026</i>
<i>Basement 01</i>	<i>TP1.03</i>	<i>B</i>	<i>16 June 2026</i>
<i>Ground</i>	<i>TP1.04</i>	<i>B</i>	<i>16 June 2026</i>
<i>Level 01</i>	<i>TP1.05</i>	<i>B</i>	<i>16 June 2026</i>
<i>Level 02-06</i>	<i>TP1.06</i>	<i>B</i>	<i>16 June 2026</i>
<i>Level 07</i>	<i>TP1.07</i>	<i>B</i>	<i>16 June 2026</i>
<i>Rooftop Garden</i>	<i>TP1.08</i>	<i>B</i>	<i>16 June 2026</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 and 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	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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	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.

- 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 Tammara Scott on 0492 137 878 or via email at townplanning@energex.com.au.

Yours faithfully,



Tammara Scott
Town Planner

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