

23 April 2026



Gardner Rd Developments Pty Ltd
c/- Development Directive

positive energy

Attention: Neal Charlton

Via email: neal@developmentdirective.com.au

cc Chief Executive Officer
Brisbane City Council

Attention: Kayal Chandrasekar

Via email: Kayal.Chandrasekar@brisbane.qld.gov.au

Dear Sir/Madam,

Request for Further Information

Council Ref: A006940193

Our Ref: ECM 39477661-39877643

We refer to your correspondence regarding the below detailed proposal.

Development Details

Applicant	Gardner Rd Developments Pty Ltd
Assessment Manager	Brisbane City Council
Council Application No.	A006940193
Street Address	184 & 198 Gardner Rd and 56 Farley Rd Rochedale
Real Property Description	102 SP.226721, L3,6 RP.114765
Development Type	Development Permit for Reconfiguration of a lot (3 into 14, drainage reserve and new road); and Preliminary Approval - Variation Request for Material Change of Use for Multiple Dwelling, Low Impact Industry and Warehouse
Referral Trigger	<input type="checkbox"/> Schedule 10, Part 9, Division 2, Table 1, Item 1 (10.9.2.1.1) – Reconfiguring a lot subject to an easement for the benefit of a distribution entity under the Electricity Act for a supply network; or part of the lot is within 100m of a substation site <input 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 A on SP226721

Energex Limited, acting as an assessing authority has undertaken an assessment of the proposal relevant the matters prescribed under Section 55 (2) of the *Planning Act 2016*. To accurately assess the proposal and its potential impact on its infrastructure, Energex requires further information.

In accordance with Part 3 of the Development Assessment Rules, the following information is requested.

Location of Utilities & Services within Energex Easement	
1	<p><u>Issue:</u> The application proposes the installation of a water main and stormwater infrastructure within Easement A on SP226721.</p> <p>Easement A on SP226721 was established for the purpose of the construction and ongoing maintenance of underground electrical feeders servicing the future substation on Lot 103 on SP226721. While Energex acknowledges that the easement does not provide exclusive use to the grantee, Clause 3(a) of the easement expressly prevents the grantor from carrying out, or permitting, any works within the servient tenement that may interfere with, obstruct, restrict access to, or damage the underground electrical feeders located within Easement A.</p> <p>The current servicing arrangement introduces an unacceptable and unreasonable risk to the future electrical infrastructure. These risks include, but are not limited to, potential pipe failure, leakage, and ground subsidence, all of which may undermine the electrical assets. Such impacts could necessitate outages to undertake repairs, resulting in broader network reliability and supply implications.</p> <p>It is also noted that Energex intends to install the electrical feeders within flowable fill (thermally controlled backfill). Once installed, this material will significantly restrict excavation and access and will materially limit the ability of other utility providers to safely access, maintain, or repair their infrastructure within the easement area.</p> <p><u>Action:</u> Please submit amended engineering plans that do not locate underground services and utilities through Easement A on SP226721.</p> <p>Note: Energex is willing to engage in further discussions with the applicant regarding Energex's landholding, subject to and informed by the rights and obligations established under Clause 3(a) of the easement terms.</p>
Access to Substation Site	
2	<p><u>Issue:</u> The application proposes temporary access from Gardner Road to Proposed Lots 17–19 via a private road located within Easement A on SP226721.</p> <p>Easement A on SP226721 was established to provide a right of way for vehicle and pedestrian access to the future substation located on Lot 103 on SP226721.</p>

Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

	<p>Maintaining reliable and unrestricted access to the substation site from Gardner Road is critical to Energex, as the substation landholding does not have any direct road frontage. The adjoining Lot 7 on RP114765 is private land and is not intended to be opened as a road reserve in the future, further reinforcing the reliance on Easement A as the sole lawful access point.</p> <p>While Energex acknowledges that the easement does not grant exclusive right of way to the grantee, Clause 3(a) of the easement expressly prohibits the grantor—being the owner of Lot 102 on SP226721—from undertaking any actions that interfere with or obstruct Energex’s access rights under the easement.</p> <p>The proposed increase in the number of lots relying on Easement A on SP226721 for access, via a single access point, is not supported. This arrangement would create operational constraints for Energex and poses a significant risk of access conflict, particularly during periods when the easement is required for the installation, maintenance, or repair of underground electrical feeders. Such activities may temporarily restrict access along the easement, adversely affecting both Energex operations and private landowners reliant on the same access route.</p> <p>The application does not adequately demonstrate how Energex’s unrestricted access to the future substation site, as provided for under Clause 3(a) of the easement, will be maintained under the proposed access arrangements.</p> <p><u>Action:</u></p> <p>Please submit amended proposal plans that:</p> <ul style="list-style-type: none"> • Reduce the number of lots accessing Easement A on SP226721 via a single point of access to one (1) lot only; and • Clearly demonstrate how Energex’s ongoing, unrestricted vehicle and pedestrian access to Lot 103 on SP226721 will be maintained via the proposed private road within Easement A, in the event that the temporary access from Gardner Road to Proposed Lots 17–19 is removed.
	<p>Stormwater/Flooding Impacts on Substation Site</p>
<p>3</p>	<p><u>Issue:</u></p> <p>The development application does not propose any onsite stormwater detention. The submitted Stormwater Management Plan states that stormwater will continue to discharge to the existing lawful point of discharge (LPOD) via the centralised drainage reserve traversing the site, with an existing overland flow path retained over the substation site.</p> <p>The submitted hydrological assessment concludes that post-development runoff volumes increase as a result of additional impervious areas, however, the accompanying Stormwater Management Plan (SMP) does not adequately demonstrate that the proposed development will result in no worsening of stormwater/flooding impacts on the future substation site located at Lot 103 on SP226721.</p> <p>The SMP should clearly and conclusively demonstrate that post-development overland flow paths will not adversely affect Lot 103 on SP226721 under all relevant design storm events. The information currently provided is insufficient to support such a conclusion.</p>

Action:

Please submit an amended Stormwater Management Plan that:

- Provides a detailed pre- and post-development flow path analysis (at all storm events), including plans, modelling outputs, and supporting commentary; and
- Clearly demonstrates that the proposed development results in no worsening of stormwater / flooding impacts to Lot 103 on SP226721.

The requested information is required to be provided to Energex within 3 months from the date of this request. In accordance with section 13.2 of the Development Assessment Rules, the applicant is to advise Energex of its response confirming which form the response has been in-

1. all of the information requested; or
2. part of the information requested; or
3. none of the information requested.

In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response on/before 3 months of the date of the request (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Energex will continue with the assessment of your application without the information requested.

Should you require any further information on the above matter, please contact Harriet Veal on 0427 293 604 or via email at townplanning@energex.com.au.

Yours faithfully,



Harriet Veal
Town Planner