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APPLICATION REF
A007125666

5 November 2026

Chief Executive Officer
Brisbane City Council

*Attention: Chris Dixon - Senior Urban Planner*
*Via email: chris.m.dixon@brisbane.qld.gov.au /*
*dsplanningsupport@brisbane.qld.gov.au*

cc Consolidated Properties Group Pty Ltd
c/- Therefor Group Pty Ltd
*Attention: Sophia Dow / Amy Marsden*
*Via email: sdow@thereforgroup.com.au / amarsden@thereforgroup.com.au*

Dear Sir/Madam,

**Energex Advice Agency Response – Change (Other)**
**Council Ref: A007125666**
**Applicant Ref: 25-0341P/01**
**Our Ref: ECM 28219586-43399577**

This Referral Agency response is given under section 56 of the *Planning Act 2016.*

| **Response** | |
|---|---|
| Outcome | Approved in full - subject to conditions |
| Referral assessment capacity | Advice |
| Matters referral assessment made against (S55(2)) | The purpose of the *Electricity Act 1994* and *Electricity Safety Act* 2002 |
| Reasons for decision (S56(7)(b)) | The works do not conflict with:<br>▪ the objectives set out within Part 2, Section 3 of the Electricity Act 1994<br>▪ the purpose of the Electricity Safety Act 2002 as set out within Part 1 Division 2 Section 4 & 5.<br>The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network. |

| **Development Details** | |
|---|---|
| Applicant | Consolidated Properties Group Pty Ltd |
| Assessment Manager | Brisbane City Council |
| Council Application No. | A007125666 |
| Street Address | 47 Skyring Terrace, Newstead |
| Real Property Description | L73 SP238975 |
| Development Type | Request to change the development approval under s82 of the Planning Act 2016 (Other Change)<br>Multiple Dwelling (241 units), Food and Drink Outlet and |

| | |
|---|---|
| Referral Trigger | High Impact Industry (Standby Generator and Fire Pumps) in the Flood Overlay<br>☒ 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 | Newstead (NSD) 110/11kV Substation (Lot 1 RP98701) |

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 Development 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** | | | |
| **Title** | **Plan No.** | **Issue** | **Date** |
| Level G – Ground | SK2200 | S | 01.10.26 |
| Level 1 – Podium Mezzanine | SK2201 | A | 01.10.26 |
| Level 2 - Podium | SK2202 | T | 01.10.26 |
| Level 3 - Podium | SK2203 | U | 01.10.26 |
| Level 4 – Podium | SK2204 | U | 01.10.26 |
| Level 5 – Podium Top | SK2205 | V | 01.10.26 |
| Level 6 - Apartments | SK2206 | G | 01.10.26 |
| Level 7 - Apartments | SK2207 | G | 01.10.26 |
| Level 8 – Apartments | SK2208 | G | 01.10.26 |
| Typical Tower Level - (L9-25) | SK2209 | U | 01.10.26 |
| Level 26 – Rooftop Subfloor | SK2226 | T | 01.10.26 |
| Rooftop Recreation | SK2227 | F | 01.10.26 |
| Roof | SK2228 | F | 01.10.26 |
| Elevation 01 - Skyring Tce (South West) | SK3201 | L | 01.10.26 |
| Elevation 02 - North West | SK3202 | K | 01.10.26 |
| Elevation 03 - River (North East) | SK3203 | L | 01.10.26 |
| Elevation 04 - South East | SK3204 | K | 01.10.26 |

| **Table 2** | | |
|---|---|---|
| **Documents forming part of this Approval** | | |
| **Plan Name** | **Document No** | **Date** |
| Substation Noise Intrusion Assessment - 47 Skyring Terrace, Newstead | Q2501 87 Rev A | 13/01/2026 |

| | | |
|---|---|---|
| Electromagnetic Field Assessment Report - 47 Skyring Terrace, Brisbane, QLD – Electrical Services | Q250097 Rev F | 27/01/2026 |
| 47 Skyring Terrace – DA Impact Change Update – EMF Impacts | Q250187 Rev C | 02/10/2026 |

**Table 3**

| | **Condition** | **Timing** | **Purpose/Reason** |
|---|---|---|---|
| 1 | Carry out the approved development generally in accordance with the approved plans and documents outlined within Table 1 and Table 2 of this approval and the following:<br>▪ The specifications, facts and circumstances as set out in the development application submitted to Energex; and<br>▪ 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 and Table 2 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 | The built form and use of the site must not compromise the operational effectiveness of the Newstead substation security systems, including the introduction of climbing aids or any elements that reduce the effective height or functionality of the Energex security fence. | At all times. | To ensure compliance with the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013. |
| 4 | An Electrical Impact Study must be undertaken by a suitably qualified RPEQ | Prior to Building Works commencing. | To ensure compliance with the Electrical Safety Act |

| | | | |
|---|---|---|---|
| | Electrical Engineer which assesses the impacts from the proposed development and fencing which adjoins the substation. The assessment is to identify and address any electrical risks that may be created by the proposed development and associated construction methods. The study must specifically consider:<br><br>▪ Earth potential rise during faults;<br>▪ Touch voltages on the substation fencing and attached/adjacent structures and impact on the earthing; and<br>▪ Electrostatic induction into the buildings | | 2002 and the Electrical Safety Regulation 2013 |
| 5 | 110kV underground cables are located along the north-western boundary of Lot 1 SP238975 and within the Skyring Terrace road reserve. Adopted construction methods and retention system designs are to ensure the below limits are not exceeded.<br><br>• Maximum permissible vibration (PPV) of 10mm/s for fluid filled cables and 25mm/s for other insulation types.<br>• Maximum cable movement/ differential settling is not to exceed 40mm. | During operational/building works. | To ensure compliance with the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013 |
| 6 | The development is to incorporate glazing with minimum acoustic performance ratings sufficient to achieve the internal noise criteria identified in Table 8 of the | Prior to commencement of the use. | To ensure compliance with the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013 |

| | | | |
|---|---|---|---|
| | Substation Noise Intrusion Assessment, as referenced in Table 2. | | |
| 7 | The development is to be undertaken in accordance with the recommendations outlined within the EMF Assessment referenced within Table 2. | At all times | To ensure compliance with the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013 |

Development Note –

Lot 73 on SP238975 contains a decommissioned 110kV underground cable. Records indicate that the cable is aligned along the river frontage of the landholding. Where removal or recovery of the decommissioned underground cable or associated pilot cable is required to facilitate development, approval for the works is to be obtained from Energex. Recovery works will be required to be undertaken at the applicant's/landowner's expense and is to be initiated through the submission of a formal request via the Energex Electrical Partners Portal.

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 clearances to the 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 Harriet Veal on 0427 293 604 or via email at townplanning@energex.com.au.

Yours faithfully,

Harriet Veal

Harriet Veal
A/- Senior Town Planner