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ergon.com.au

15 May 2026

RECEIVED
15/05/2026
TOOWOOMBA
REGIONAL COUNCIL

Chief Executive Officer
Toowoomba Regional Council

Attention: *Emily Hinchliffe*
Via email: development@tr.qld.gov.au

cc Gemstone Lifestyle No. 8 Pty Ltd
c/- Innovation Planning Solutions
Attention: *James Brownsworth*
Via email: info@ipsptyltd.com.au

Dear Sir/Madam,

Affected Entity (Ergon) Response Notice - Minor Change to Material Change of Use for Retirement Facility and Reconfiguring a Lot for 4 Lots into 5 Lots
Council Ref: MCUI/2020/1802/D
Applicant Ref: 449Z3-1-5-2
Our Ref: ECM 22178696 - 40181493

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	Gemstone Lifestyle No. 8 Pty Ltd c/- Innovation Planning Solutions
Assessment Manager	Toowoomba Regional Council
Council Application No.	MCUI/2020/1802/D
Street Address	25 Tall Oak Drive, Cotswold Hills
RPD	1SP330786
Development Type	Minor Change to Material Change of Use for Retirement Facility and Reconfiguring a Lot for 4 Lots into 5 Lots

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

Referral Trigger 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;
 Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises 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 EA on SP298062 – 11kV/500kVA Pad Mount Transformer (ID: GE768549)

Ergon 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/ ROL	<input checked="" type="checkbox"/> S80(4)(a)– no objection

Ergon’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>Master Plan</i>	<i>BP1495/1.01</i>	<i>V</i>	<i>1 May 2026</i>

Ergon’s original Referral Response dated 1 June 2020 reference number HBD 6952297 remains relevant to the application.

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 Ergon.

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.

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- 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 Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergon'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 Ergon's document library ([Document library | Ergon](#)).

Should you require any further information on the above matter, please contact Tammara Scott on 0492 137 878 or via email at townplanning@ergon.com.au.

Yours faithfully,



Tammara Scott
Town Planner

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