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TOOWOOMBA
REGIONAL COUNCIL

08 September 2026

Chief Executive Officer
Toowoomba Regional Council
Attention: Richard Green
Via email: development@tr.qld.gov.au

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REGIONAL COUNCIL

cc Timon Pty Ltd
C/- Property Projects Australia Pty Ltd
Attention: Victoria Sturgeon
Via email: victoria@propertyprojectsaustralia.com.au

Dear Sir/Madam,

Ergon Advice Agency Response
Our Ref: ECM 20093544 - 42553447

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 <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.

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www.ergon.com.au/referralagency

Development Details	
Applicant	Property Projects Australia Pty Ltd
Assessment Manager	Toowoomba Regional Council
Council Application No.	MCUI/2026/6658
Street Address	535 and 537 South Street, GLENVALE
RPD	Lot 3 SP346114, Lot 0 SP346114
Development Type	Indoor Sport and Recreation and Health Care Services
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 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 SP342992 containing underground powerline

Ergon 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/ ROL/ OPW	☒ 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, Ergon 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>
SITE PLAN - GYM / ALLIED HEALTH	B05-03	I	25/06/26

Table 2			
<i>Condition</i>		<i>Timing</i>	<i>Purpose/Reason</i>
1	Carry out the approved development generally in accordance with the approved plans and documents outlined within Table 1 of this approval and the following:	At all times	To ensure the development is carried out generally in accordance with the plans of development

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	▪ The specifications, facts and circumstances as set out in the development application submitted to Ergon; and ▪ Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written conditions prevail		submitted within the application
2	Any alterations to the plans and document(s) identified within Table 1 of this response are to be resubmitted to Ergon 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	Access to the easement and access along the easement must be available to Ergon personnel and heavy equipment at all times.	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
4	Should the easement require excavation, this may occur at any time (and without notice for emergency situations) to maintain/repair existing cables and install new cables if required, access across/along the easement could be restricted for an indeterminate length of time, for new cable installations while the works are undertaken.	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
5	All existing easement conditions must be adhered to and any costs or damages incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.	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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General Advice:

- Ergon'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 Ergon'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 Ergon.

- Any costs incurred by Ergon 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 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 the undersigned on 0428 943 997 or via email at townplanning@ergon.com.au.

Yours faithfully,



Scott Pearson
Senior Town Planner

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