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TOOWOOMBA
REGIONAL COUNCIL

09 January 2026

Chief Executive Officer
Toowoomba Regional Council

Attention: James Leader
Via email: development@tr.qld.gov.au

cc Mark and Cheryl Anderson
c/- Precinct Urban Planning Pty Ltd
Attention: Kim Reeve / Sarah Fuller
Via email: kim@precinctplan.com.au ,
sarah@precinctplan.com.au

Dear Sir/Madam,

Ergon Advice Agency Response
Council Ref: RAL/2025/9324
Applicant Ref: 2025-426
Our Ref: ECM 36852660-36853848

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: <ul style="list-style-type: none">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.

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The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

Development Details

Applicant	Mark and Cheryl Anderson
Assessment Manager	Toowoomba Regional Council
Council Application No.	RAL/2025/9324
Street Address	255 Old Goombungee Road, BIRNAM
RPD	Lot 21 SP155369 and Lot 20 SP155369
Development Type	Reconfiguring a Lot – Impact – Boundary Realignment (2 Lots into 2 Lots)
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
Impacted Electrical Infrastructure	Easement E on SP162745 – O/H 33kV F4132

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
ROL	<input type="checkbox"/> 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>
<i>Plan of Proposed Lots 20 and 21 Cancelling Lots 20 and 21 on SP155369 (Sheet 1 of 2)</i>	<i>9243-22323</i>	<i>A</i>	<i>11/09/2025</i>

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Plan of Proposed Lots 20 and 21 Cancelling Lots 20 and 21 on SP155369 (Sheet 2 of 2)	9243-22323	A	11/09/2025
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Table 2			
Condition		Timing	Purpose/Reason
1	<p>Carry out the approved development generally in accordance with the approved plans and documents outlined within Table 1 of this approval and the following:</p> <ul style="list-style-type: none"> ▪ 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 	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 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

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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.
- 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 Harriet Veal on 0427 293 604 or via email at townplanning@ergon.com.au.

Yours faithfully,

Harriet Veal

Harriet Veal
Town Planner

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