

**From:** "Scott Pearson" <scott.pearson@energyq.com.au> on behalf of "Town Planning" <townplanning@ergon.com.au>  
**Sent:** Thu, 7 May 2026 10:47:44 +1000  
**To:** "Rauha Firaq" <rfiraq@urbis.com.au>  
**Cc:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Subject:** RE: Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810  
**Attachments:** Ergon - No Objection Ingham.pdf

Hi Rauha,

Please find a copy of our referral advice attached for your records.

Regards

**Scott Pearson**  
Senior Town Planner  
People, Property & Safety Division



**Energy Queensland**  
26 Reddacliff Street, Newstead QLD 4006  
**M** 0428 943 997  
**E** [scott.pearson@energyq.com.au](mailto:scott.pearson@energyq.com.au)  
[energyq.com.au](http://energyq.com.au)

---

**From:** Rauha Firaq <rfiraq@urbis.com.au>  
**Sent:** Tuesday, 5 May 2026 8:36 AM  
**To:** Town Planning <townplanning@ergon.com.au>  
**Subject:** RE: Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810

Hi Scott,

Please see **attached** the requested application material.

Do let me know if you have any issues accessing.

Kind regards,  
Rauha

**Rauha Firaq** *she/her/hers*  
*Consultant*

d. +61 7 3007 3834  
e. [rfiraq@urbis.com.au](mailto:rfiraq@urbis.com.au)

We are an urban consultancy.  
Inspiring and creating solutions  
for a changing world.



Level 32, 300 George Street  
Brisbane QLD 4000 Australia (Yuggera Country)  
+61 7 3007 3800

[urbis.com.au](http://urbis.com.au) | [LinkedIn](#) | [Instagram](#)

Urbis recognises the traditional owners of the land on which we work.  
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth). If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

---

**From:** Scott Pearson <[scott.pearson@energyq.com.au](mailto:scott.pearson@energyq.com.au)> **On Behalf Of** Town Planning  
**Sent:** Saturday, 2 May 2026 5:00 PM  
**To:** Rauha Firaq <[rfiraq@urbis.com.au](mailto:rfiraq@urbis.com.au)>  
**Subject:** RE: Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810

**CAUTION:** This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

Hi Rauha,

Could you please provide a copy of the application material via email or dropbox link, unfortunately I'm unable to access the link you have provided due to my business workplace restrictions.

Thanks

**Scott Pearson**  
Senior Town Planner  
People, Property & Safety Division



**Energy Queensland**  
26 Reddacliff Street, Newstead QLD 4006  
**M** 0428 943 997  
**E** [scott.pearson@energyq.com.au](mailto:scott.pearson@energyq.com.au)  
[energyq.com.au](http://energyq.com.au)

---

**From:** Rauha Firaq <[rfiraq@urbis.com.au](mailto:rfiraq@urbis.com.au)>  
**Sent:** Tuesday, 28 April 2026 3:37 PM  
**To:** Town Planning <[townplanning@ergon.com.au](mailto:townplanning@ergon.com.au)>  
**Cc:** Erin Brooks <[ebrooks@urbis.com.au](mailto:ebrooks@urbis.com.au)>; Ella Middleton <[emiddleton@urbis.com.au](mailto:emiddleton@urbis.com.au)>

**Subject:** Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810

Good morning,

*Urbis Ltd* acts on behalf of *CHPF South Bunbury Pty Ltd (the Applicant)* in relation to a Change (Other) to Development Approval MI17/007 at 37 Ingham Road, West End QLD 4810, lodged with Townsville City Council (**Council**). The site is formally described as Lot 707 on SP327134.

As required under Schedule 10, Part 9, Division 2, Table 2 of the *Planning Regulation 2017*, Ergon is identified as a referral entity (advice agency) for this Change Application and is required to be notified under Section 5 of the *Development Assessment Rules*. It is noted that the proposed changes are contained within the existing built form and will not impact the Easement A on SP338028 area.

Please find **attached** a copy of Council's Confirmation Notice, dated 27 April 2026. The development application material and supporting documentation, as properly made to Council on 14 April 2026 is provided via the ShareFile link below due to file size restrictions.

### 37 Ingham Rd, West End - Application Documents

LTR_P0064451 Townsville Weststate_Development Application Cove...	99 KB
RPT_P0064451 Townsville Weststate_Other Change Report_260414....	2 MB
Appendix A - DA Forms.pdf	443 KB
Appendix B - Property Searches and Owner's Consent.pdf	420 KB
Appendix C - Architectural Plans.pdf	10 MB
Appendix D - Traffic Impact Statement.pdf	747 KB
Appendix E - Infrastructure Memo.pdf	12 MB
Appendix F - TCC and SDAP Assessment Benchmark Responses.pdf	264 KB
Appendix G - Regional Capacity Need Memo.pdf	396 KB

[Open](#)

Link expires on May 28, 2026

Specifically, the documents provided via ShareFile are:

- Development Application Cover Letter;
- Other Change Town Planning Report;
- **Appendix A** – DA Forms;
- **Appendix B** – Property Searches and Owner's Consent;
- **Appendix C** – Architectural Plans;
- **Appendix D** – Traffic Impact Statement;
- **Appendix E** – Infrastructure Memo;
- **Appendix F** – TCC and SDAP Assessment Benchmark Responses; and

• **Appendix G – Regional Capacity Need Memo.**

If there are any issues accessing the abovementioned material, or if you would like to discuss, please do not hesitate to contact me.

Kind regards,  
Rauha

**Rauha Firaq** she/her/hers  
*Consultant*

d. +61 7 3007 3834  
e. [rfiraq@urbis.com.au](mailto:rfiraq@urbis.com.au)



Level 32, 300 George Street  
Brisbane QLD 4000 Australia (Yuggera Country)  
+61 7 3007 3800  
[urbis.com.au](http://urbis.com.au) | [LinkedIn](#) | [Instagram](#)

Urbis recognises the traditional owners of the land on which we work.  
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth). If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

To submit this email for analysis as either Junk (SPAM), phishing or malware:

1. In Outlook use the corresponding Report Message button in the Outlook Ribbon

OR

1. Create a new email addressed to one of the following addresses:  
Junk (SPAM): [junk@energyq.com.au](mailto:junk@energyq.com.au)  
Phishing: [phishing@energyq.com.au](mailto:phishing@energyq.com.au)  
Malware: [malware@energyq.com.au](mailto:malware@energyq.com.au) (there is no button in Outlook for reporting malware)
2. Add this email as an attachment and click send

\*\*\*\*\*  
\*\*\*\*\*

This email message (including any file attachments transmitted with it) is for the sole use of the intended recipient(s) and may contain confidential and legally privileged information. Any unauthorised review, use, alteration, disclosure or distribution of this email (including any attachments) by an unintended recipient is prohibited. If you have received this email in error, please notify the sender by return email and destroy all copies of the original message. Any confidential or legal professional privilege is not waived or lost by any mistaken delivery of the

email. Energy Queensland Limited accepts no responsibility for the content of any email which is sent by an employee which is of a personal nature.

Sender Details:

Energy Queensland Limited

Level 6, 420 Flinders Street Townsville QLD 4810

Energy Queensland Limited policy is to not send unsolicited electronic messages. Suspected breaches of this policy can be reported by replying to this message including the original message and the word "UNSUBSCRIBE" in the subject.

\*\*\*\*\*  
\*\*\*\*\*

To submit this email for analysis as either Junk (SPAM), phishing or malware:

1. In Outlook use the corresponding Report Message button in the Outlook Ribbon

OR

1. Create a new email addressed to one of the following addresses:

Junk (SPAM): [junk@energyq.com.au](mailto:junk@energyq.com.au)

Phishing: [phishing@energyq.com.au](mailto:phishing@energyq.com.au)

Malware: [malware@energyq.com.au](mailto:malware@energyq.com.au) (there is no button in Outlook for reporting malware)

2. Add this email as an attachment and click send



420 Flinders Street, Townsville QLD 4810  
PO Box 1090, Townsville QLD 4810  
[ergon.com.au](http://ergon.com.au)

07 May 2026

Chief Executive Officer  
Townsville City Council  
*Attention: Kate Wilkes*  
*Via email: [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)*

cc Chpf South Bunbury Pty Ltd  
c/- Urbis  
*Attention: Rauha Firaq*  
*Via email: [rfiraq@urbis.com.au](mailto:rfiraq@urbis.com.au)*

Dear Sir/Madam,

**Ergon Advice Agency Response**  
**Our Ref: ECM 40041624-40066979**

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

---

**Response**

Outcome	Approved in full – No objection
Date of response	7 May 2026
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"><li>▪ the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i></li><li>▪ the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 &amp; 5.</li></ul>

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

---

**Have you seen our fact sheets?**  
See the 'considerations when developing around electricity infrastructure' section of our website  
[www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)

<b>Development Details</b>	
Applicant	Urbis
Assessment Manager	Townsville City Council
Council Application No.	MCU26/0030
Street Address	37 Ingham Road WEST END
RPD	Lot 707 SP 327134
Development Type	Change (Other) to Development Approval associated with MI17/0007
Referral Trigger	<input checked="" 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 SP338028 containing pad mount transformer

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	<input checked="" type="checkbox"/> S56(1)(a) – no requirements for the application

Ergon's response has been provided relevant to the following plans and supporting documents. Any alterations to the plans and or document(s) identified below within Table 1 below are to be resubmitted to Ergon for comment.

<b>Table 1</b>			
<b>Plans forming part of this Approval</b>			
<i>Title</i>	<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
PROPOSED GROUND PLAN - BUILDING A	A030	AA	01.10.2024

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.

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website [www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)

- 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](mailto:townplanning@ergon.com.au).

Yours faithfully,



**Scott Pearson**  
Senior Town Planner

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website [www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)