
**CALL IN NOTICE FOR A DEVELOPMENT APPLICATION UNDER THE
PLANNING ACT 2016**

**317 DILLONS ROAD, 543, 807, 377, 943, 1046 AND 1092 MIDDLE CREEK ROAD
WANDOAN, 79347 OLD CHINCHILLA ROAD, AND 1820 MIDDLE CREEK ROAD
GULUGUBA, 79-347, 377, 1092, 1320, AND 1820 ROCHE CREEK ROAD, 377 AND 1093
MIDDLE CREEK ROAD, 377, 590, 1046, 1820, 2075 AND 2290 ZILLMANS ROAD, ROCHE
CREEK**

Pursuant to section 103 of the *Planning Act 2016* (the Planning Act), I give notice that I am calling in to assess and decide a development application (application) made by Cubico Sustainable Investments Australia Pty Ltd (the applicant), located at 317 Dillons Road, 543, 807, 377, 943, 1046 and 1092 Middle Creek Road Wandoan, 79-347 Old Chinchilla Road, and 1820 Middle Creek Road Guluguba, 79-347, 377, 1092, 1320, and 1820 Roche Creek Road, 377 and 1093 Middle Creek Road, 377, 590, 1046, 1820, 2075 and 2290 Zillmans Road, Roche Creek.

The application was properly made on 31 January 2025 for a development permit for:

- Material Change of Use – for a wind farm (up to 183 wind turbine generators and ancillary infrastructure including a battery energy storage system and on-site workforce accommodation)
- Operational work – Clearing native vegetation

The application is in the information request stage and a decision notice has not been given to the applicant.

By way of letter dated 18 March 2025, I gave a proposed call in notice for the application seeking representations about whether or not the proposed development involves a state interest and whether or not I should exercise my powers to call in the application. I requested representations be made to me by 5.00pm on 19 May 2025.

Representations

I received 172 representations during the representation period, and four representations after the end of the representation period.

After considering all representations, I have decided to call in the application for the reasons set out below.

Reasons for the call in

Under section 91 of the Planning Act, I may call in a development application only if the application involves, or is likely to involve, a state interest. A state interest is defined in Schedule 2 of the Planning Act as '*an interest that the Minister considers—*

- (a) *affects an economic or environmental interest of the State or a part of the State; or*
- (b) *affects the interest of ensuring this Act's purpose is achieved.'*

I consider the proposed development involves, or is likely to involve:

- economic and environmental interests of the State or part of the State, and
- the interest of ensuring the Planning Act's purpose is achieved.

Economic and environmental interests

In forming this view I have had regard to the following matters which I am informed relate to the proposed development:

- The application is for a significant wind farm with 183 turbines and ancillary infrastructure, including a battery energy storage system and on-site workforce accommodation.
- The application material states that the project will provide capital investment of over \$1.76 billion.
- The applicant states that the project will include capital expenditure of approximately \$4.1 million.
- The application material estimates regulated vegetation clearing totaling 18.88 hectares. This includes 3.99 ha of Category B Endangered regional ecosystem, 2.71 ha of Category B Of Concern regional ecosystem and 12.18 ha of Category B Least Concern vegetation.
- The wind farm requires haulage of construction materials and wind farm infrastructure (including 90m long blades) from the Port of Brisbane to site, via local and state roads, and railway crossings.
- The applicant states that the project will generate up to approximately 300 FTE local jobs during each year of construction, and 20 jobs during operation.
- The proposal involves construction and commissioning activities that are expected to span approximately 3 years. The application proposes on-site temporary workforce accommodation to house up to 300 workers during peak construction periods. It is also proposed to accommodate approximately 200 temporary workers in Dalby using hotels, motels and workforce facilities.

More specifically, I am satisfied that the application involves or is likely to involve the following economic and environmental interests of the State or part of the State:

1. The State Planning Policy dated July 2017 (SPP) sets out the planning and development assessment policies regarding matters of State interest. I consider the following State interests as identified in the SPP are relevant:
 - **Planning for economic growth** – Planning plays a critical role in achieving economic growth. It needs to encourage growth in Queensland's traditionally strong primary industries, and construction and tourism sectors, while also supporting new and emerging sectors to grow and prosper.
 - **Development and construction** – Strategic planning needs to encourage a broad range of economic development opportunities in response to current and projected economic demand, and to meet the needs of the community into the future. Planning for development and construction supports a thriving industry that is a major employer, delivers the housing and facilities we need, and is a necessity for other economic activities.
 - **Energy and water supply** – Providing safe, reliable and affordable energy and water supply is vital to meeting the basic needs of communities and to ensuring a liveable, sustainable and prosperous Queensland.
 - **Biodiversity** – Safeguarding biodiversity at the national, state, regional and local levels is essential and that planning and development decisions can maintain and enhance biodiversity by protecting ecosystems, their ecological processes, and the ecosystem services on which we rely.
 - **Liveable communities** – Planning ensures that decisions about appropriate development support the housing, employment, education, infrastructure, and other needs of the community. Planning should support positive and innovative responses to current and future challenges and ensure development outcomes will benefit Queensland's communities in the long-term.

2. The Darling Downs Regional Plan (regional plan) came into effect in 2013 and is a state planning instrument that establishes integrated planning and development assessment policies concerning matters of State interest to the region. I am satisfied that the following policies about State interests are relevant to the proposed development:

- Chapter 4 on regional outcomes and policies states that within the region, the resources and agricultural industries compete for access to land due to the co-location of resources, infrastructure, and services required for each industry. This land use conflict has implications such as the loss of or encroachment on productive agricultural land, competition for access to water resources, and competition for freight and transport services.
- The regional plan seeks to provide certainty for the future of towns and states that the liveability of the region faces a number of challenges, including the potential adverse impacts of incompatible resource activities encroaching on settlements, pressure on existing services and infrastructure, accommodation capacity, and increasing and fluctuating population growth.
- Chapter 5 on infrastructure indicates that the demand for power generation and transmission in the region is expected to grow. Consideration of proposed resource projects, the demands of neighbouring regions and energy efficiency is required.
- In relation to community infrastructure, the regional plan states that economic growth and liveability in the Darling Downs is dependent on the provision of an efficient and integrated network of infrastructure and services that is adaptable and responsive to change. Growing and fluctuating non-resident workforces across the region are putting pressure on community infrastructure which is impacting local communities. The construction and operating workforces supporting the resources sector present a challenge for a variety of services and infrastructure classes in the region, as the size of each workforce can be significant in comparison to the resident populations.
- The regional plan notes that the resources sector-related population growth can place significant pressure on services, infrastructure and accommodation within the region, in turn increasing housing demand, rental prices and the cost of living. Increased resources sector activities and associated workforce growth could place demands on housing and services, placing greater pressure on the resident population and local governments.
- Liveability is not only affected by increasing population growth but also by certain land use activities. Land uses such as primary industries, resources and energy industries, industrial development, and alternative energy production have the potential to impact on the amenity of communities through air, noise and other emissions such as vibrations and odour.
- In relation to biodiversity, the regional plan notes that the region encompasses features of both national and state environmental significance and that the environmental, economic and social values from biodiversity are important in realising economic growth and job creation opportunities in the Darling Downs region. Protection of threatened ecological communities in the region can occur through planning that contributes to the maintenance of biodiversity values, with enhanced networks of protected areas contributing to such values.

Achieving the purpose of the Planning Act

The purpose of the Planning Act is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters to facilitate ecological sustainability.

I consider the application involves, or is likely to involve, the State interest of ensuring the purpose of the Planning Act is achieved, because:

- The development application is subject to code assessment under the Planning Act and:

- Accordingly, the application does not require public notification, and
- Is required to be assessed against the State Development Assessment Provisions (SDAP) State codes only (and having regard to the matters prescribed by the Planning Regulation 2017).
- The applicant's representation identifies the following matters which have arisen since the development application was lodged:
 - Changes have been made to the framework for assessing wind farm development in the State, namely that new development applications for a material change of use for wind farms under the Planning Act are subject to impact assessment, therefore requiring statutory public consultation, and will be assessed against the amended State Development Assessment Provisions (SDAP), version 3.2 which includes enhanced assessment benchmarks under State code 23: Wind farm development;
 - Proposed amendments to the Planning Act have been introduced to Parliament, to introduce requirements for a social impact assessment and a community benefits agreement to support a development application for a wind farm development.
- As set out above, the proposed development is for a significant wind farm (183 turbines and ancillary infrastructure), providing capital investment of over \$1.76 billion.
- I consider the proposed development requires a balancing of significant infrastructure, environmental and community considerations to ensure the responsible delivery of energy infrastructure that safeguards communities and the environment, which can be achieved through the assessment under the call in process.

I am calling in this application for the following reasons:

1. I consider that the proposed development involves, or is likely to involve, the State interests set out above.
2. The wind farm development is a complex and significant project with a large number of turbines and ancillary infrastructure. More specifically, the application is for a 183 turbine wind farm with ancillary infrastructure including a battery energy storage system and on-site workforce accommodation.
3. The project proposes an estimated total of 18.88 hectares of regulated vegetation clearing.
4. Further, haulage of construction materials and wind farm infrastructure (including 90m long blades) from the Port of Brisbane to site, via local and State roads and railway crossings, is proposed.
5. Accordingly, I consider there are significant potential social, economic and environmental considerations relevant to the proposal.
6. The application (if not called in) would be assessable by the Department of State Development, Infrastructure, Local Government and Planning (the Department) as code assessable without public notification.
7. Furthermore, the Department's assessment is bound by the assessment benchmarks under SDAP State code 23 version 3.1.
8. Since the application was lodged with the Department:
 - a. On 3 February 2025, changes were introduced to the framework for assessing wind farm development, with wind farm development now requiring impact assessment (enabling public notification) and the introduction of SDAP State code 23: Wind farm version 3.2 which includes enhanced assessment benchmarks; and
 - b. On 1 May 2025 the *Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025* was introduced into Parliament to require major renewable programs to build social licence by demonstrating how projects will deliver

long-term benefits for affected communities.

9. Having regard to these matters it is my view that comprehensive assessment of wind farm proposals is required in order to ensure that the design, siting, construction, operation and decommissioning of wind farms does not result in unacceptable impacts. Furthermore, I consider that given the potential impacts, wind farm development must be informed by community and local government engagement.
10. Further, the 176 representations received in response to the proposed call in notice evidence strong community and stakeholder interest in the proposed development.
11. The call in process will provide me with an opportunity to undertake a comprehensive assessment of the application and ensure all matters relevant to the proposed development are fully assessed including but not limited to infrastructure, environmental and community considerations.
12. In accordance with the *Human Rights Act 2019*, I have given proper consideration to the human rights relevant to my decision whether to issue this proposed call in notice. I have been provided with a human rights assessment document prepared by the Department to assist my consideration. Based on this, I have determined that my decision to issue this proposed call in notice is compatible with human rights.

Call in

I have decided that:

1. I will assess and decide the application, and
2. The development assessment process for the application will restart at the start of the confirmation period in the application stage under chapter 1, part 1 of the Development Assessment Rules version 2.0.

Findings on material questions of fact and evidence or other material on which findings of material questions of fact were based

Prior to making my decision to call in the application, I was provided with a briefing note and attachments, including a report dated June 2025, both prepared by officers of the Department, which included the following information:

Applicant:	Cubico Sustainable Investments Australia Pty Ltd
Assessment manager:	Chief executive administering the Planning Act, being the Director-General of the Department
Properly made date:	31 January 2025
Confirmation notice issued:	7 February 2025
Development approval sought (Application):	Development permit for: <ul style="list-style-type: none">• Material change of use for a wind farm (up to 183 wind turbine generators and ancillary infrastructure including a battery energy storage system and on-site workforce accommodation)• Operational work for clearing native vegetation
Category of assessment:	Code assessment

Assessable development:

- Schedule 10, Part 21, Division 1, section 35 – Material change of use for a wind farm (Planning Regulation)
- Schedule 10, Part 3, Division 2, section 5 – Operational work for clearing native vegetation (Planning Regulation)
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 5 – Operational work on premises near a State transport corridor (Planning Regulation)

Application status:

Application currently under assessment (although suspended by the proposed call in notice)

Representations

I received 172 representations during the representation period and four representations after the end of the representation period.

I was provided with copies of all representations and the Department's summary of the representations received.

State interests

Under section 91 of the Planning Act, I may call in a development application only if the application involves, or is likely to involve, a State interest. A State interest is defined in schedule 2 of the Planning Act as '*an interest that the Minister considers—*

- (a) *affects an economic or environmental interest of the State or a part of the State; or*
(b) *affects the interest of ensuring this Act's purpose is achieved.*'

The material I was provided with included a summary of the potential State interests that this development involves or is likely to involve, together with discretionary grounds relevant to the decision whether to issue the call in notice. I have had regard to the material in determining that the application involves, or is likely to involve, a State interest and in deciding to exercise my power to issue this call in notice.

Documents considered

In forming my decision to propose to call in the development application, I had regard to the following material:

Documents

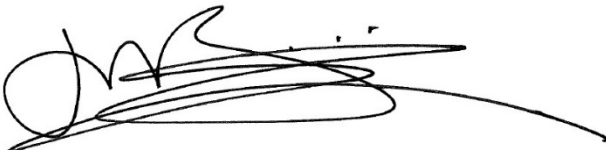
Departmental briefing note (Reference: MBN25/494) and attachments, including:

- Departmental briefing note (MBN25/494) and attachments, signed 12 June 2025
- report prepared by the Department, including schedules including a human rights assessment
- signed proposed call in notice dated 13 March 2025 and planning assessment report
- draft call in notice
- draft correspondence to the Chief Executive and applicant enclosing the call in notice.

Legislation and statutory instruments relevant to my decision are:

- *Planning Act 2016*
- Planning Regulation 2017
- State Planning Policy July 2017
- Darling Downs Regional Plan 2013
- State Development Assessment Provisions, versions 3.1 and 3.2
- Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025 and draft Planning (Social Impact and Community Benefit) and Other Legislation Amendment Regulation 2025

Dated: 12 June 2025

A handwritten signature in black ink, appearing to read 'Jarrod Bleijie', with a long horizontal flourish extending to the right.

JARROD BLEIJIE MP

DEPUTY PREMIER

Minister for State Development, Infrastructure and Planning

Minister for Industrial Relations