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

**2496 Kumbarilla Lane, Kumbarilla; 17429 Surat Developmental Road, Weranga; 2686 Surat Developmental Road, Weranga; 17429 Martins Road, Weranga; 2496 Martins Road, Weranga; 4623 Kumbarilla Lane, Kumbarilla; 1009 Surat Developmental Road, Weranga; 17945 Daandine Kumbarilla Road, Kumbarilla; 17429 Kumbarilla Lane, Kumbarilla; Moonie Highway, Halliford; Martins Road, Weranga; Surat Developmental Road, Weranga and road reserves**

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Pursuant to section 102(2) of the *Planning Act 2016* (the Planning Act), I give notice that I am proposing to call in and assess and decide a development application by Cubico Sustainable Investments Australia Pty Ltd, with respect to premises located at 2496 Kumbarilla Lane, Kumbarilla; 17429 Surat Developmental Road, Weranga; 2686 Surat Developmental Road, Weranga; 17429 Martins Road, Weranga; 2496 Martins Road, Weranga; 4623 Kumbarilla Lane, Kumbarilla; 1009 Surat Developmental Road, Weranga; 17945 Daandine Kumbarilla Road, Kumbarilla; 17429 Kumbarilla Lane, Kumbarilla; Moonie Highway, Halliford; Martins Road, Weranga; Surat Developmental Road, Weranga and road reserves.

The development application information is set out below:

<b>Applicant:</b>	Cubico Sustainable Investments Australia Pty Ltd
<b>Assessment manager:</b>	Chief executive administering the Planning Act, being the Director-General of the Department of State Development, Infrastructure and Planning (the Department)
<b>Properly made date:</b>	31 January 2025
<b>Confirmation notice issued:</b>	7 February 2025
<b>Development approval sought (Application):</b>	Development permit for: <ul style="list-style-type: none"><li>• Material change of use for a wind farm (up to 110 wind turbine generators and ancillary infrastructure including a battery energy storage system and on-site workforce accommodation)</li><li>• Operational work for clearing native vegetation</li></ul>
<b>Category of assessment:</b>	Code assessment
<b>Assessable development:</b>	<ul style="list-style-type: none"><li>• Schedule 10, Part 21, Division 1, section 35 – Material change of use for a wind farm (Planning Regulation 2017)</li><li>• Schedule 10, Part 3, Division 2, section 5 – Operational work for clearing native vegetation (Planning Regulation 2017)</li><li>• Schedule 10, Part 9, Division 4, Subdivision 2, Table 5 – Operational work on premises near a State transport corridor (Planning Regulation 2017)</li></ul>

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The documentation for the development application can be accessed through the State Assessment and Referral Agency website at:

<https://www.planning.qld.gov.au/planning-framework/state-assessment-and-referral-agency/sara-application-material>

(Application reference: 2412-44019 SDA)

### **Reasons for the proposed 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 Planning Minister considers:

1. *affects an economic or environmental interest of the State or a part of the State; or*
2. *affects the interest of ensuring the Act's purpose is achieved.*

### **State interests**

I am satisfied the application involves, or is likely to involve:

- the economic and environmental interests of the State, or part of the State; and
- the interest of ensuring the Planning's Act 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 proposed development is for a significant wind farm including 110 turbines and ancillary infrastructure including on-site workers accommodation and a battery energy storage system.
- The application material states that the project will provide capital investment of over \$1.76 billion.
- The application material estimates regulated vegetation clearing totalling 12.14 hectares.
- 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 proposal involves construction and commissioning activities expected to span approximately 3 years. The application proposes on-site temporary workforce accommodation to house 300 workers in peak construction periods.

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 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.

### *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 am satisfied the proposal involves, or is likely to involve, the State interest of ensuring the purpose of the Planning Act is achieved for the following reasons:

- 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 SDAP state codes only (version 3.1) (and having regard to the matters prescribed under the Planning Regulation 2017).
- As set out above, the proposed development is for a significant wind farm (110 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 assessment under the call in process.

### **Reasons for Call In**

I have decided to propose to call in the development application, for the following reasons:

- The proposal involves, or is likely to involve, the state interests set out above.
- The development application proposes a complex and significant wind farm project with a large number of turbines and ancillary infrastructure.
- More specifically, the application is for a 110 turbine wind farm with ancillary infrastructure including a battery energy storage system and on-site workforce accommodation.
- The project proposes an estimated total of 12.14 hectares of regulated vegetation clearing.
- 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.
- Accordingly there are significant potential social, economic and environmental considerations relevant to the proposal that I consider require assessment and balancing.
- The application is being assessed by the Department as code assessable and there is no requirement for public notification to be undertaken on the application under the Planning Act.
- The Department's assessment is bounded by the assessment benchmarks under the relevant SDAP state codes (version 3.1).

- The call in process provides 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.
- The decision to issue this proposed call in notice is compatible with human rights under the *Human Rights Act 2019*.

### **Proposed call in**

If I decide to call in the development application:

- the process for assessing and deciding the development application under the Development Assessment Rules is proposed to 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; and
- I do not intend to direct the decision-maker to assess all or part of the application.

If I decide to call in the development application, my decision on the development application is taken to be the original assessment manager's decision.

Although my decision is taken to be a decision of the assessment manager, my decision cannot be appealed in the P&E Court, as the application is an excluded application for the purposes of section 229 and Schedule 1 of the Planning Act.

### **Representations on the proposed call in notice**

Written representations can be made to me about the proposed exercise of my power to call in the development application.

Representations are specifically sought about:

- whether or not the proposed development involves a state interest
- whether or not I should exercise my powers to call in the development application
- any matter stated in this proposed call in notice.

Representations must be made by **5:00pm on 19 May 2025** to:

Deputy Premier  
Minister for State Development, Infrastructure and Planning  
Minister for Industrial Relations  
c/- Director, Improvement and Assessment Division  
Planning Group  
Department of State Development, Infrastructure and Planning

Email: [ministerial.callin@dasilgp.qld.gov.au](mailto:ministerial.callin@dasilgp.qld.gov.au)

Post: PO Box 15009, CITY EAST QLD 4002

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

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

**Documents**

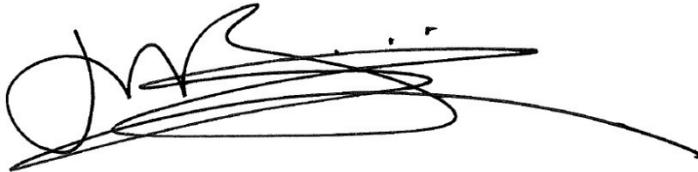
Departmental briefing note (Reference: MBN25/345) and attachments, including:

- Preliminary Assessment Report prepared by the Department
- draft proposed call in notice
- draft correspondence to the assessment manager and applicant enclosing the proposed call in notice.

**Legislation and statutory instruments relevant to my decision are:**

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Human Rights Act 2019*
- *State Planning Policy July 2017*
- *State Development Assessment Provisions*
- *Darling Downs Regional Plan 2013*
- *Western Downs Planning Scheme*

**Dated:** 13 March 2025



**JARROD BLEIJIE MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure and Planning**  
**Minister for Industrial Relations**