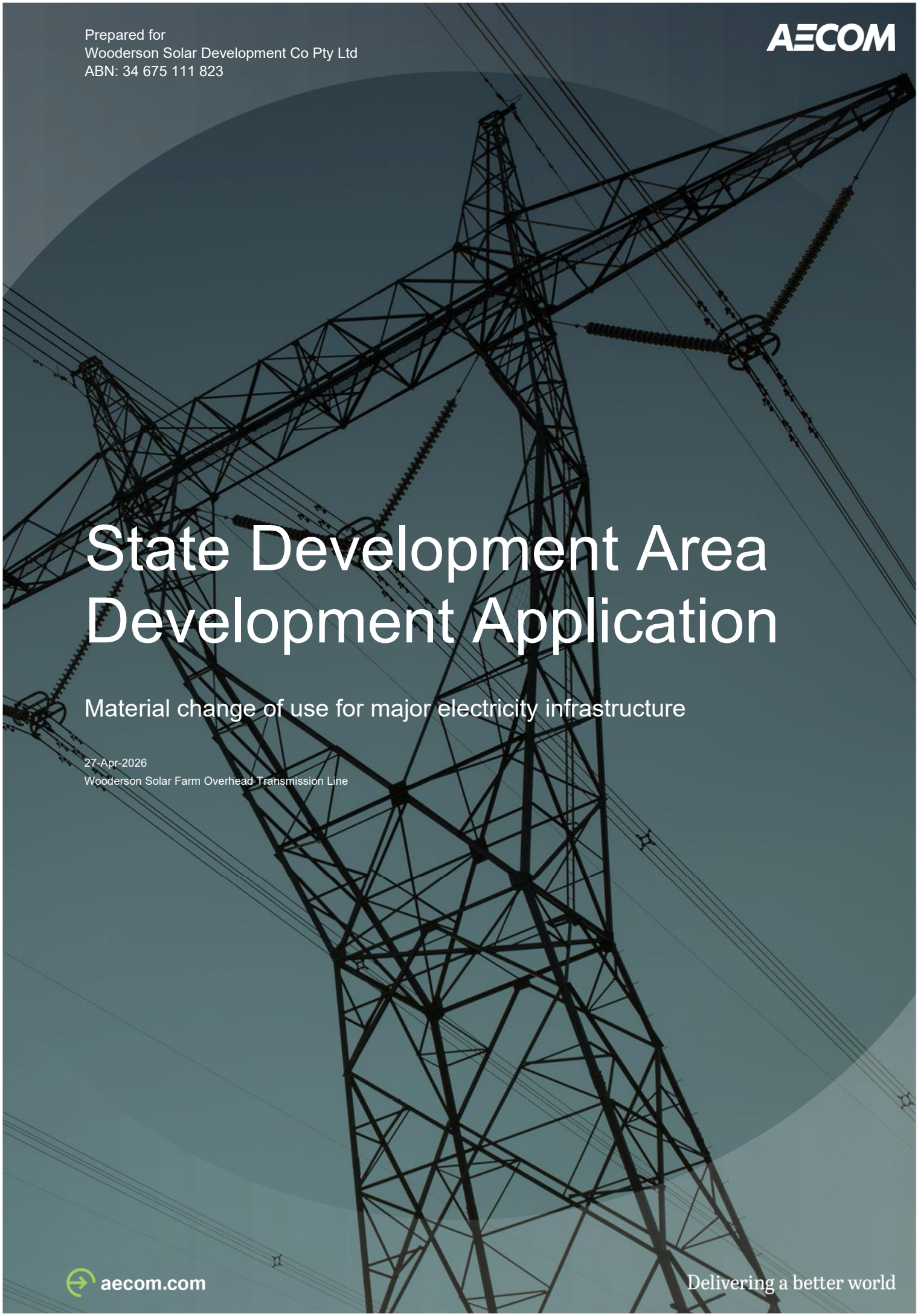
Prepared for
Wooderson Solar Development Co Pty Ltd
ABN: 34 675 111 823

AECOM



State Development Area Development Application

Material change of use for major electricity infrastructure

27-Apr-2026
Wooderson Solar Farm Overhead Transmission Line

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State Development Area Development Application

Material change of use for major electricity infrastructure

Client: Wooderson Solar Development Co Pty Ltd

ABN: 34 675 111 823

Prepared by

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1.0 Introduction

The proposed Wooderson Solar Farm is located approximately 40 kilometres (km) south-west of Gladstone in Central Queensland, within the Gladstone Regional Council (GRC) Local Government Area (LGA).

The Proponent is Wooderson Solar Development Co Pty Ltd, a wholly owned subsidiary of Central Queensland Power Development Co Pty Ltd (CQP). CQP is a dedicated RES Australia Pty Ltd (RES) development platform established to deliver a coordinated portfolio of renewable energy projects across Central Queensland. Originally formed as a joint venture, CQP is now fully aligned within the RES group, enabling stronger strategic integration, streamlined decision making, and long term investment certainty.

The solar farm is proposed to have a generating capacity of up to 450-megawatts (MW) with a 450 MW direct current (DC) coupled battery energy storage system (BESS) with storage capacity of up to 3,600 megawatt-hours (MWh). This will be connected to the National Electricity Market (NEM) through a new 275 kilovolt (kV) overhead transmission line of approximately 11 km in length (supported by approximately 45 monopoles) (OHTL), and one new switchyard, and will also include construction of associated infrastructure including access tracks, fencing and operations and maintenance facilities.

The OHTL is proposed to connect the solar farm substation to the new switchyard for connection to Powerlink's proposed Calvale to Calliope River Transmission Line Reinforcement Project. The OHTL, new switchyard and ancillary infrastructure extend over a total of 7 allotments (refer Figure 1), within the GRC LGA.

Three Development Applications (DA) are required, as follows:

1. The solar farm and ancillary infrastructure including BESS and substation will be assessed under a DA by the State Assessment and Referral Agency (SARA), identified as Development Application 1 (DA1).
2. Approximately 10 km of the OHTL, the new switchyard, and ancillary infrastructure will be assessed under a DA by GRC under the *Gladstone Regional Council Planning Scheme 2015 (Version 2.1)* (Planning Scheme), identified as Development Application 2 (DA2). The land relevant to DA2 comprises 6 allotments, and part of a 7th allotment (Lot 1 on RP616641).
3. Approximately 840 m of the OHTL and ancillary infrastructure (the Project) will be assessed under a DA by the Office of the Coordinator-General (OCG) under the *Callide Infrastructure Corridor State Development Area Development* Scheme (September 2012) (Development Scheme), identified as Development Application 3 (DA3). The land relevant to the Project (part of Lot 1 on RP616641) falls within the Callide Infrastructure Corridor State Development Area (SDA).

The works assessed in DA1 and DA2 do not form part of this assessment. The assessment provided within this report will support DA3 only.

To facilitate DA3, AECOM Australia Pty Ltd (AECOM) have been engaged by CQP to lodge a DA for the following under the *State Development and Public Works Organisation Act 1971* (SDPWOA):

- Development Permit for a Material Change of Use for a Major Electricity Infrastructure.

This Planning Assessment Report has been prepared to present and evaluate the Project against the requirements of the Development Scheme. In support of DA3, technical assessments have been prepared to inform the design of the Project, to ascertain the likely impacts of the Project, and how such impacts can be mitigated. Given the OHTL and ancillary infrastructure are assessed under both DA2 and DA3, the technical assessments cover the entire Project Area (DA2 and DA3 only) and explicitly address impacts related to the scope of DA2 and DA3 as required. The works assessed in DA1 do not form part of the technical assessments.

To support DA2 and DA3, the following technical reports have been prepared and submitted:

- Aviation Impact Assessment (AIA)
- Desktop Agricultural Land Assessment (DALA)
- Electromagnetic Interference Assessment (EMI)
- Ecological Assessment Report (EAR)
- Flood Assessment and Stormwater Management Plan (FASMP)
- Environmental Hazards, Health and Safety Assessment (EHHSA)
- Landscape and Visual Impact Assessment (LVIA)
- Traffic Impact Assessment (TIA)
- Bushfire Management Plan (BMP).

Key findings of the technical assessments are discussed in Section 5.0.

Overall, the supporting documentation herein demonstrates that the Project has achieved compliance with the Development Scheme and relevant assessment benchmarks. It is recommended that the OCG, as the Assessment Manager, consider the proposed development favourably and impose reasonable and relevant conditions upon its approval.

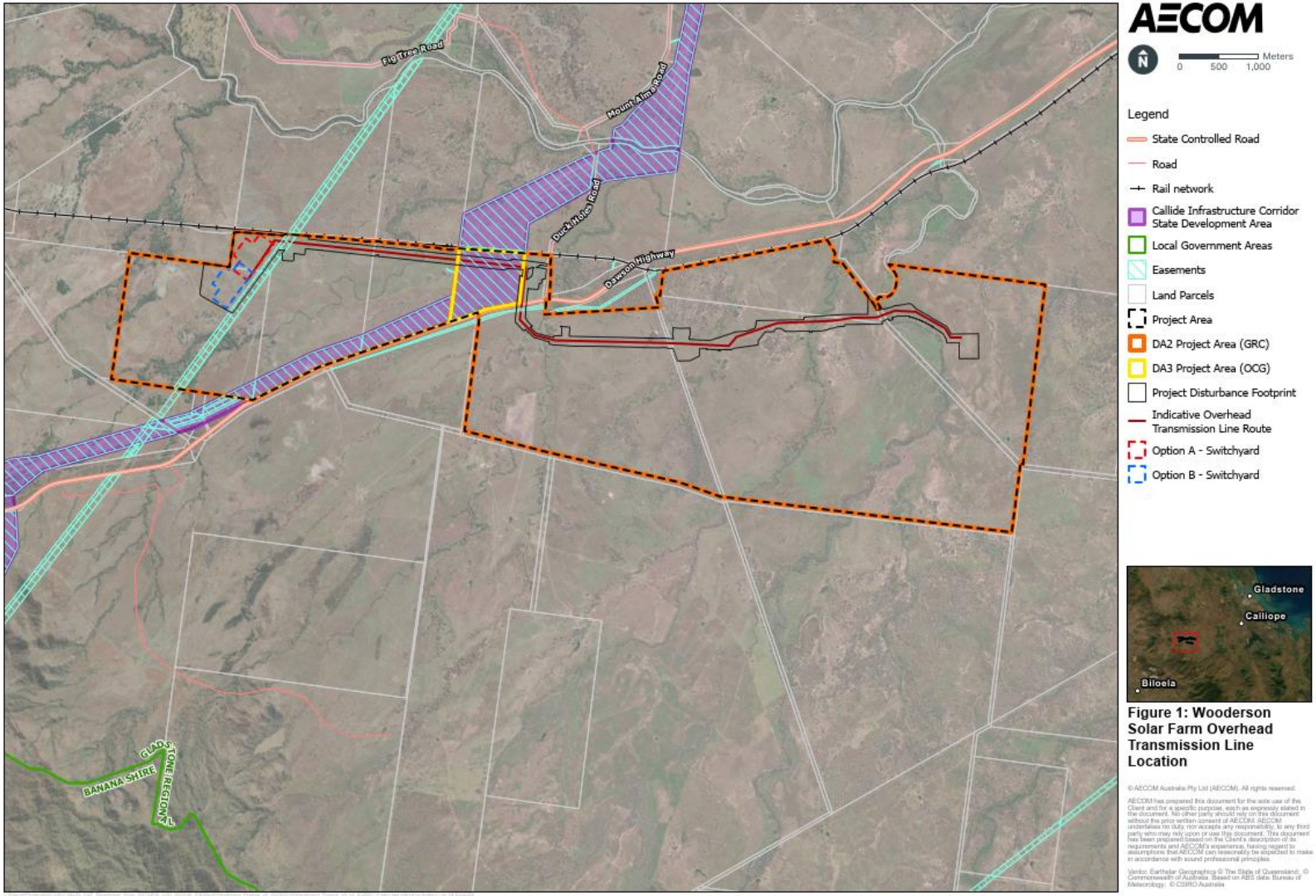


Figure 1: Wooderson Solar Farm Overhead Transmission Line Location

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Figure 1 Wooderson Solar Farm overhead transmission line location

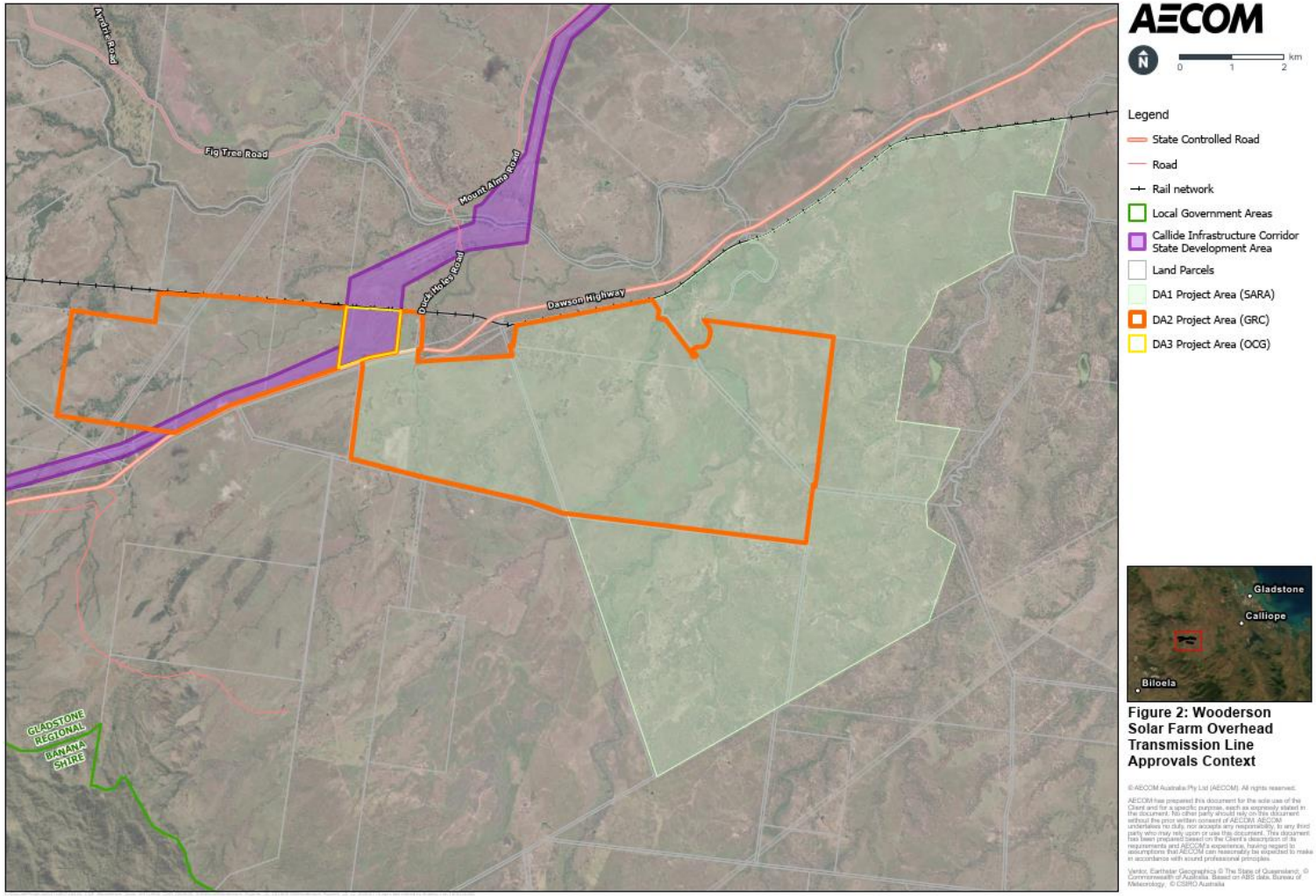


Figure 2: Wooderson Solar Farm Overhead Transmission Line Approvals Context

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Figure 2 Wooderson Solar Farm overhead transmission line approvals context

1.1 Application details

DA3 has been prepared to present and evaluate the Project against the requirements of the Development Scheme, and other relevant Queensland legislative and policy requirements, for the consideration of the OCG as the Assessment Manger and relevant referral entities.

Key DA3 details are provided in Table 1 and Table 2.

Table 1 Summary of application details

Application details	
Proponent Name	Wooderson Solar Farm Development Co Pty Ltd (ABN: 34 675 111 823) c/- AECOM Australia Pty Ltd (ABN: 20 093 846 925) Level 8, 540 Wickham Street Fortitude Valley 4006
Real Property Description	Lot 1 on RP616641 (part of) The OCG derives its interest in the land via Easement AE on SP239330 (easement in gross No 714249977)
Project Area	Project Area (DA2 and DA3): 2,675.91 hectares (ha) DA3 Project Area: 65.47 ha DA3 Project Disturbance Footprint: 11.30 ha
Existing Use	Vacant Cattle Grazing Underground gas pipelines
Local Government Area	Gladstone Regional Council
Regional Plan Area	Central Queensland Regional Plan 2013 (Regional Plan)
Planning Instrument	Callide Infrastructure Corridor State Development Area Development Scheme (September 2012)
Precinct	Callide Infrastructure Corridor
Use Definition	Undefined Land Use (Major Electricity Infrastructure)
Proposal details	
Description of Proposal	DA3 proposes an OHTL through the Development Scheme connecting the Wooderson Solar Farm (DA1) to the NEM through connection to Powerlink's proposed Calvale to Calliope River Transmission Line Reinforcement Project.
Approval/s Sought	Development Permit for a Material Change of Use – Major Electricity Infrastructure.
Assessment Manager	Office of the Coordinator General
Level of Assessment	Impact Assessment
Land Owners' Consent	Owners' consent has been provided by Janice Denise Quinn (Lot 1 on RP616641) and OCG (Easement AE on SP239330) and included in Appendix A. A properly made checklist has been included in Appendix B.

DA3 Project Disturbance Footprint (defined in Section 3.0) is located within the Development Scheme, declared by the OCG under SDPWOA. Development within the SDA is regulated through the Development Scheme which identifies that where referrals would typically be required under the Planning Regulation 2017 (Planning Regulation) for development, the same referrals apply under the Development Scheme.

In accordance with Schedule 10, of the Planning Regulation, the following referrals apply:

Table 2 Applicable referral agencies

Trigger	Type	Agency
Concurrence agency		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Transport Corridor	SARA
Advice agency		
Schedule 10, Part 9, Division 3, Table 2	Oil and Gas Infrastructure (Material Change of Use)	Santos GLNG Pty Ltd
		Australia Pacific LNG Gladstone Pipeline Ltd
		APA WGP Pty Ltd

1.2 Pre-lodgement

OCG:

A pre-lodgement meeting was undertaken with the OCG on 15 December 2025. The following provides a summary and discussion of the key matters:

- OCG acknowledged that 'Major Electricity Infrastructure' is not a defined use under the Callide Infrastructure Corridor SDA. Where not a defined use, the proposed development will be assessed on its ability to co-exist with both existing and future gas infrastructure.
- The Proponent will be required to provide details on how the proposed development interacts with the existing, and any future planned, infrastructure in the SDA. This has been addressed relevant to the Project, with further discussion provided in Section 4.2.1.1.
- The Proponent confirmed that preliminary engagement has occurred with LNG providers and OCG recommends providing details of this engagement as part of the DA. This has been addressed relevant to the Project, with further discussion provided in Section 1.3.4.
- The DA should confirm the separation requirements to gas infrastructure. This has been addressed relevant to the Project, with further discussion provided in Section 4.2.1.1.
- OCG understands the proposed tenure arrangement involves an easement benefiting the Wooderson Solar Farm through to the future Powerlink switchyard (which forms part of DA2).
- The Proponent discussed that colocation of the proposed OHTL with Powerlink's Calvale to Wurdong 275 kV OHTL (within the existing Powerlink easement) alignment is not feasible due to conflicts with vehicular crossovers, sensitive receptors, and existing gas infrastructure. This has been addressed relevant to the Project, with further discussion provided in Section 1.3 below.
- OCG recommends allowing a minimum of 10 business days to obtain Owner's Consent from the Land Management Team. As part of the request for Owner's Consent, the Land Management Team will require detailed proposal plans and details on any impacts to the gas pipeline to facilitate OCG engagement with LNG providers. Owner's consent has been provided in Appendix A.

SARA:

The Proponent undertook early engagement with SARA on 25 January 2024 and 24 May 2024 (SARA Reference 2312-38340 SPL) primarily relating to the solar farm. Engagement with SARA as Assessment Manager for DA1 is ongoing.

Additional pre-lodgement advice was sought from SARA related to the Project. SARA's advice has been provided as a concurrence agency to the development application. The Proponent's development application approach has been discussed with SARA. Further to the advice dated 4 December 2025 (SARA Reference 2511-49340 SPL, attached in Appendix C), the following provides a summary and discussion with relevance to DA3:

- With regards to the Railway Corridor, it is confirmed that the Project does not affect any rail level crossings.
- In response, further discussion regarding the switchyard adjacent to the Aurizon's Byellee to Moura Railway line is provided against the State Code 2: Development in a railway environment assessment (Appendix E).
- The proposed lodgement of DA1 for the Wooderson Solar Farm was outlined to SARA. No comments or concerns were raised by SARA on the proposed concurrent nature of the DA1 and DA3 lodgement.
- The provision of a traffic impact assessment was supported by SARA, with the assessment to address impact assessment area type and potential access arrangement/s associated with the State-controlled road (Dawson Highway). This has been addressed relevant to the Project, with further discussion provided in Section 5.8 below.
- Preliminary advice was received from SARA with regards to compliance with the *Accepted development vegetation* clearing *code (Clearing for infrastructure) (Effective 22 November 2023)*, with the Project measured under the 'for all other linear infrastructure' widths in Appendix 2, Table A. The Proponent has confirmed compliance with this code will be achieved for clearing of Category R (reef-regrowth). This will be achieved through exchange areas based on the final areas required for clearing, identified during detailed design and as such, this application does not include consideration or referral to SARA for clearing of native vegetation.

Further discussion with regards to referral triggers and SARA assessment is provided in Section 4.2.1.3.

1.3 Project background and design evolution

1.3.1 Site selection

The Project, together with Wooderson Solar Farm, will support the Queensland Government's current long-term net zero goals, assisting in achieving affordable, reliable, and sustainable energy outcomes, and supporting Central Queensland in its industrial decarbonisation.

In addition to strong alignment with State and Commonwealth policies regarding emissions reductions and renewable infrastructure delivery, the Project location was selected due to:

- Immediate proximity to high voltage transmission infrastructure
- Large areas of previously cleared land
- Relatively low population density
- Distance from nearest sensitive land uses
- Constructability, including immediate proximity to the Dawson Highway for delivery of plant and materials
- Marginally productive agricultural land.

Further, existing land uses with the Project Area are generally suitable for co-existence with OHTL development, ensuring that the Project will have minimal amenity impacts to landowners following the application of appropriate mitigation and management measures.

1.3.2 Grid connection options

The Proponent evaluated existing high voltage transmission infrastructure options that are within the vicinity of the Project, including Powerlink's Calvale to Wurdong 275 kV OHTL and Gladstone South-T152 to Callide A Power Station 132 kV OHTL.

Powerlink subsequently announced the development of its proposed Calvale to Calliope River 275 kV OHTL, providing additional capacity for new generation sources in the Calliope Valley. This line has been selected as the preferred grid connection option for Wooderson Solar Farm.

1.3.3 OHTL route selection

Since the Project's inception, an iterative process of design optimisation has been undertaken with a clear emphasis on avoidance of impacts as the primary strategy. A hierarchical approach of first avoiding, then minimising impacts has guided the design in response to environmental, property, and stakeholder constraints.

With Powerlink's proposed Calvale to Calliope River 275 kV OHTL selected as the preferred grid connection option, the Proponent identified potential OHTL routes between the Wooderson Solar Farm's substation (subject to assessment under DA1) and the point of connection to the NEM. Due to the location of these assets, the commercially viable OHTL routes involve crossing the SDA.

The key constraints relating to the OHTL design are as follows:

- Landowner requirements.
- Third-party infrastructure requirements, including infrastructure related to underground high-pressure gas pipelines, roads including Duck Holes Road and the Dawson Highway, the Moura Railway, Powerlink's existing Calvale to Wurdong 275 kV OHTL, and Powerlink's proposed Calvale to Calliope River 275 kV OHTL.
- Environmental constraints, including ecology, hydrology and visual amenity.
- Cost.
- Design of the Wooderson Solar Farm.

The design process resulted in the selection of the OHTL alignment presented for assessment in this DA3. The alignment has been designed to enable continued operation of the existing underground gas pipelines within the SDA and ensure future pipeline development would not be precluded by the Project. As such, the OHTL is proposed to cross the SDA at a wide location, providing space for 2 monopoles and access track crossings to co-exist with current and potential future gas pipeline infrastructure.

The siting of the Project Disturbance Footprint reflects this approach, with the avoidance of ecological values forming a key consideration.

1.3.4 Stakeholder consultation by the Proponent

The Proponent has undertaken non-statutory stakeholder consultation with the OCG and Petroleum Pipeline Licence (PPL) holders from the Projects inception in 2024. The early and ongoing consultation by the Proponent has sought to ensure that key stakeholders are aware of the Project and sought Project design inputs.

Table 3 and Table 4 lists the engagement undertaken with the OCG and PPL holders.

Table 3 Engagement undertaken with the OCG

OCG engagement	
10th October 2024	Online meeting to introduce the Project.
December 2024 – onwards	Engagement regarding access to SDA for field surveys.
15th December 2025	Online pre-lodgement meeting to discuss DA3.
19th February 2026	In-person meeting with Project update, DA3 overview and identification of next steps.
11th March 2026	Online meeting to discuss land tenure.

Table 4 Engagement undertaken with PPL holders

Santos GLNG Pty Ltd Engagement	
December 2024 – onwards	Engagement regarding access to SDA for field surveys
November 2025 – onwards	Engagement regarding Project design
4th February 2026	In-person meeting to discuss DA3 submission, Project design and requirements for future pipeline crossing agreement.
Australia Pacific LNG Gladstone Pipeline Limited Engagement	
December 2024 – onwards	Engagement regarding access to SDA for field surveys
November 2025 – onwards	Engagement regarding Project design
4th February 2026	In-person meeting to discuss DA3 submission, Project design and requirements for future pipeline crossing agreement.
Shell's QGC business Engagement (as pipeline operator for APA WGP Pty Ltd)	
December 2024 – onwards	Engagement regarding access to SDA for field surveys
November 2025 – onwards	Engagement regarding Project design
19th February 2026	In-person meeting to discuss DA3 submission, Project design and requirements for future pipeline crossing agreement.

1.4 Supporting documentation

The following technical reports and documentation are included in support of this DA:

- Appendix A – Land Owners Consent
- Appendix B – Properly Made Checklist
- Appendix C – Prelodgement Notes
- Appendix D – Proposal Plans
- Appendix E – State Development Assessment Codes
- Appendix F – State Planning Policy Assessment
- Appendix G – Desktop Agricultural Land Assessment
- Appendix H – Aviation Impact Assessment
- Appendix I – Ecological Assessment Report
- Appendix J – Electromagnetic Interference Assessment
- Appendix K – Flood Assessment and Stormwater Management Plan
- Appendix L – Environmental Hazards, Health and Safety Assessment
- Appendix M – Landscape and Visual Impact Assessment
- Appendix N – Traffic Impact Assessment
- Appendix O – Bushfire Management Plan.

1.5 Contact

The Applicant contact for this SDA Application is:

Renee Weightman
Principal Planner
AECOM Australia Pty Ltd
Ph: 0431 824 446
Email: renee.weightman@aecom.com

2.0 Project area characteristics

2.1 Location and tenure

The Project Area (defined in Section 3.0 and Figure 1) is located within the Central Queensland region, approximately 20 km west of Calliope and 40 km south-west of Gladstone. Central Queensland is a geographically diverse region on Queensland's east coast, extending inland to the Central Highlands. The region's main centres include Rockhampton and Gladstone, with a strong economy based on mining and agriculture, including coal exports, gas production, and significant power generation.

Whilst the overall Project applies to various lots, this DA3 relates to the land within the SDA only, being Freehold Lot 1 on RP616641 owned by Janice Denise Quinn (Figure 1).

Easement AE on SP239330 (easement in gross No 714249977) traverses Lot 1 on RP616641. The purpose of the easement is for is the Callide Infrastructure Corridor (OCG). The Easement holder is OCG. The easement contains underground gas pipelines under PPL licences further discussed in Section 2.2.

2.2 Existing and surrounding land use

The DA3 Project Area is located within a dedicated infrastructure easement under the Development Scheme. The easement contains underground gas pipelines owned by Santos GLNG Pty Ltd (PPL 166), Australia Pacific LNG Gladstone Pipeline Limited (PPL 163) and APA WGP Pty Ltd (PPL 154). The land surface is currently void of structures.

The land use in the DA3 Project Area consists of large rural allotments being used for the purposes of cattle grazing.

To the North of the DA3 Project Area is Aurizon’s Byellee to Moura Railway line and to the South of the is the Dawson Highway.

2.3 Topography, geology and soils

The DA3 Project Area is approximately 60 metres (m) Australian Height Datum (AHD).

The DA3 Project Area predominantly intersects mapped geology unit Bocoolima Granodiorite (PRgab) deeply weathered grey medium-grained biotite-hornblende granodiorite and Qa-QLD, clay, silt, sand and gravel; flood plain alluvium.

2.4 Access

There is currently no direct access to the DA3 Project Area from the Dawson Highway. Access would be obtained via Duck Holes Road to the east of the DA3 Project Area, with access tracks to be assessed as part of DA2.

2.5 Vegetation

The DA3 Project Area is partially mapped as Category X (non-remnant) vegetation and partly Category R (reef-regrowth) vegetation under the *Vegetation Management Act 1999* (VM Act).

Vegetation ground-truthing within the DA3 Project Area has been undertaken as part of the EAR and is further discussed in Section 5.3 below.

2.6 Waterways and watercourses

The DA3 Project Area partly adjoins one amber (moderate risk) waterway under the *Fisheries Act 1994* (Fisheries Act).

The DA3 Project Area partly adjoins intersects one unmapped watercourse under the *Water Act 2000*.

2.7 Heritage

The DA3 Project Area does not contain mapped state or local heritage.

3.0 Proposed development

The following section discusses the proposed development for that part located within the SDA.

For the purposes of this application, the following has been used to define the Project to delineate between permanent impact areas and temporary impact areas and are defined as follows (refer Figure 1):

Project area:

The Project infrastructure and vehicular access will be situated within the bounds of the 'Project Area' (combined Planning Scheme and Development Scheme area – i.e., DA2 and DA3 only) which comprises of freehold allotments, Dawson Highway Road Reserve, Duck Holes Road Reserve and 2 unnamed road reserves. The Project Area has a total area of 2,675.91 ha.

DA3 project area:

The DA3 Project Area has a total area of 65 ha and consists of DA3 Project infrastructure. DA3 Project Area comprises of part freehold allotment (Lot 1 on RP616641).

DA3 project disturbance footprint:

DA3 Project Disturbance Footprint is estimated to be 11.30 ha, is defined as including permanent and temporary components for construction (refer Figure 3):

Permanent components within the DA3 Project Disturbance Footprint include:

- Approximately 840 m of 275 kV OHTL, contained within a 60 m wide easement
- Up to 2 monopoles (NP31 and NP32), contained within the 60 m wide easement
- Access tracks located within the 60 m wide easement that will be used during construction and for ongoing access during operations for maintenance
- Vegetation clearing.

DA3 vegetation clearance footprint:

DA3 Vegetation Clearance Footprint aligns with the DA3 Project Disturbance Footprint and includes the permanent and temporary disturbance areas required for the construction and operation of the OHTL.

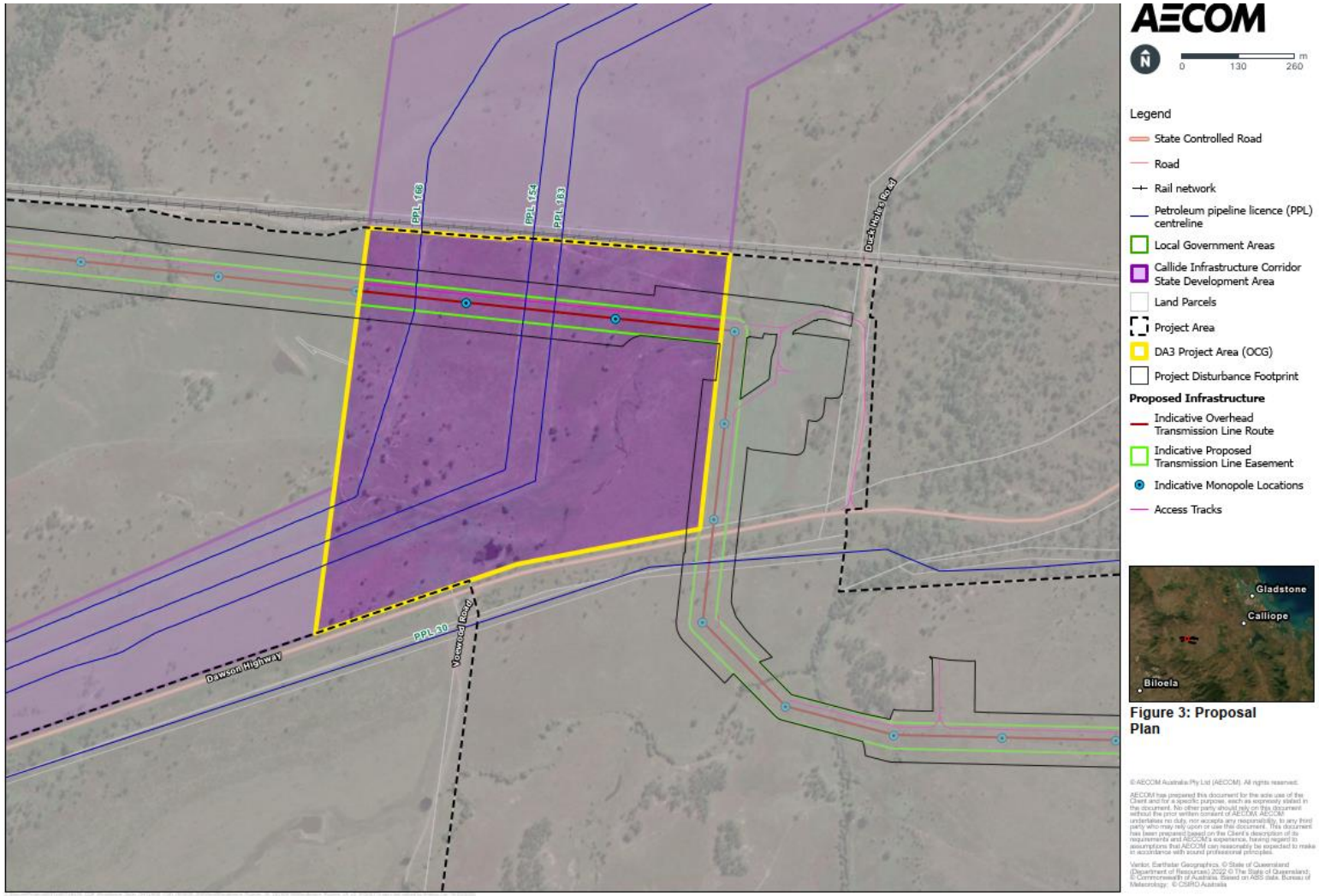


Figure 3: Proposal Plan

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Figure 3 DA3 Proposal Plan

3.1 Overhead transmission line

This DA is for works within the Development Scheme jurisdiction only, and will include the following:

- Traverse one freehold allotment
- Approximately 840 m of OHTL within a 60 m wide easement
- Traverse an easement containing gas pipelines and located within the Development Scheme
- Require up to 2 monopoles (NP31 and NP32) with a maximum height of 50 m.

The monopoles will be constructed of either steel or concrete. Monopoles will have a foundation radius of appropriately 15 m, some monopoles particularly corner monopoles requiring stays. The foundations of a third monopole (NP33) (Appendix D) may partially be located within the Development Scheme jurisdiction, with the centre of the pole located immediately west of the Development Scheme jurisdiction. Minor earthworks may be required within the easement to facilitate construction of this monopole. Refer to Figure 4, Figure 5 and Figure 6 depicting indicative monopoles and Figure 3 for indicative monopole locations.

It is noted that these are indicative locations only and will be subject to refinement during detailed design which will take into account impact assessment findings and approval requirements.



Figure 4 Example 275 kV OHTL under construction (Cowell Electric, 2025)



Figure 5 Example 275 KV OHTL (Australian Power Industry Partners, 2025)



Figure 6 275 kV Example OHTL with access track (Cowell Electric, 2025)

3.1.1 Monopole separation from underground gas pipelines

The DA3 Project Disturbance Footprint is within a gas pipeline easement within the Development Scheme held by OCG. The easement contains gas pipelines owned by Santos GLNG Pty Ltd (PPL 166), Australia Pacific LNG Gladstone Pipeline Limited (PPL 163) and APA WGP Pty Ltd (PPL 154).

Figure 7, Figure 8 and Figure 9 depict the proposed separation of the monopoles from the gas pipelines which are summarised as follows:

- Australia Pacific LNG Gladstone Pipeline Limited pipeline (PPL163) is located approximately 143 m from NP31 and 204.2 m from NP32 (Figure 7 and Appendix D)
- APA WGP Pty Ltd pipeline (PPL154) is located approximately 210.6 m from NP31 and 136.7 m from NP32 (Figure 8 and Appendix D)
- Santos GLNG Pty Ltd pipeline (166) is located approximately 117.6 m from NP32 and 137.7 m from NP33 (Figure 9 and Appendix D).

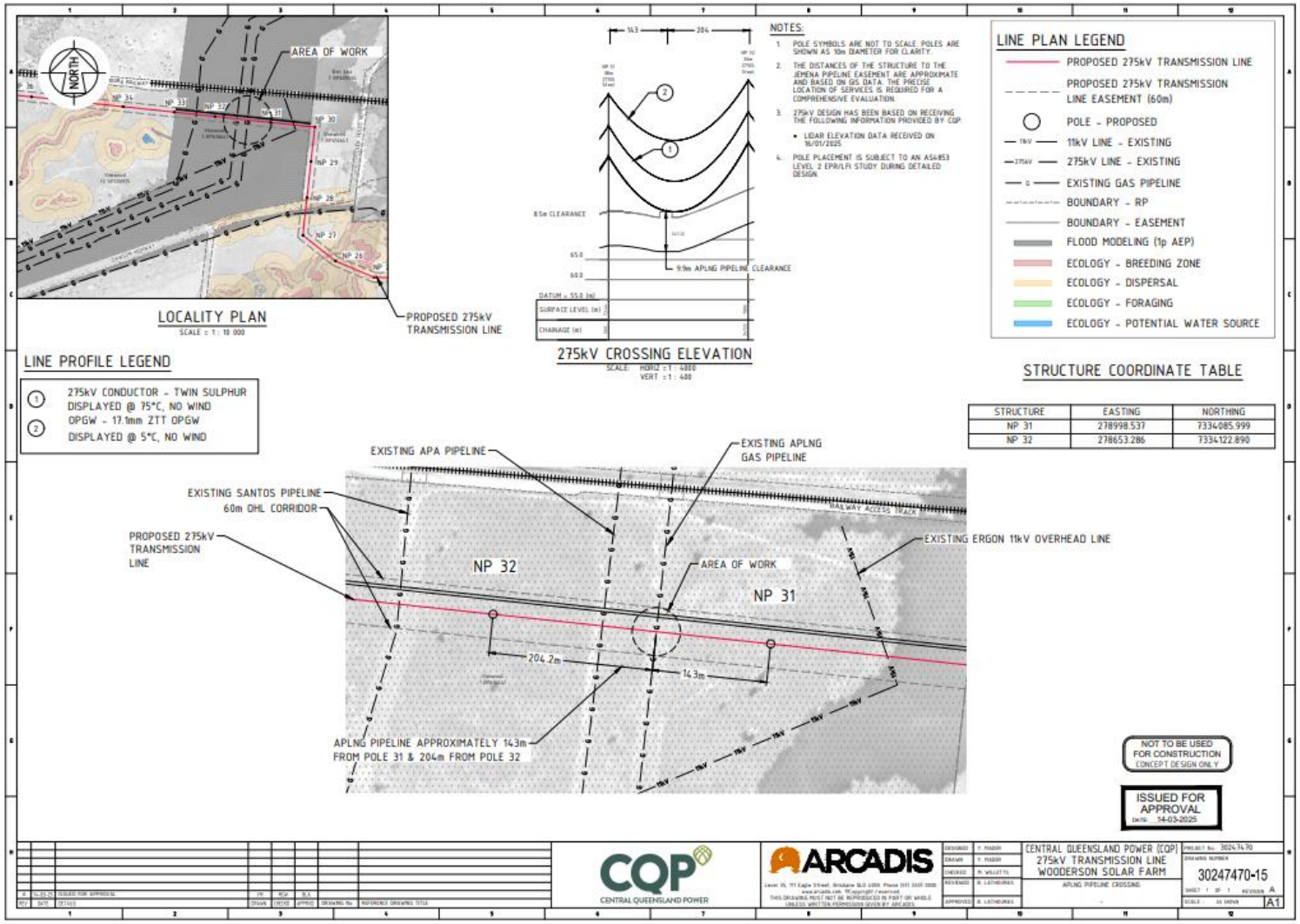


Figure 7 Detailed location of monopoles and separation from Australia Pacific LNG gas pipeline

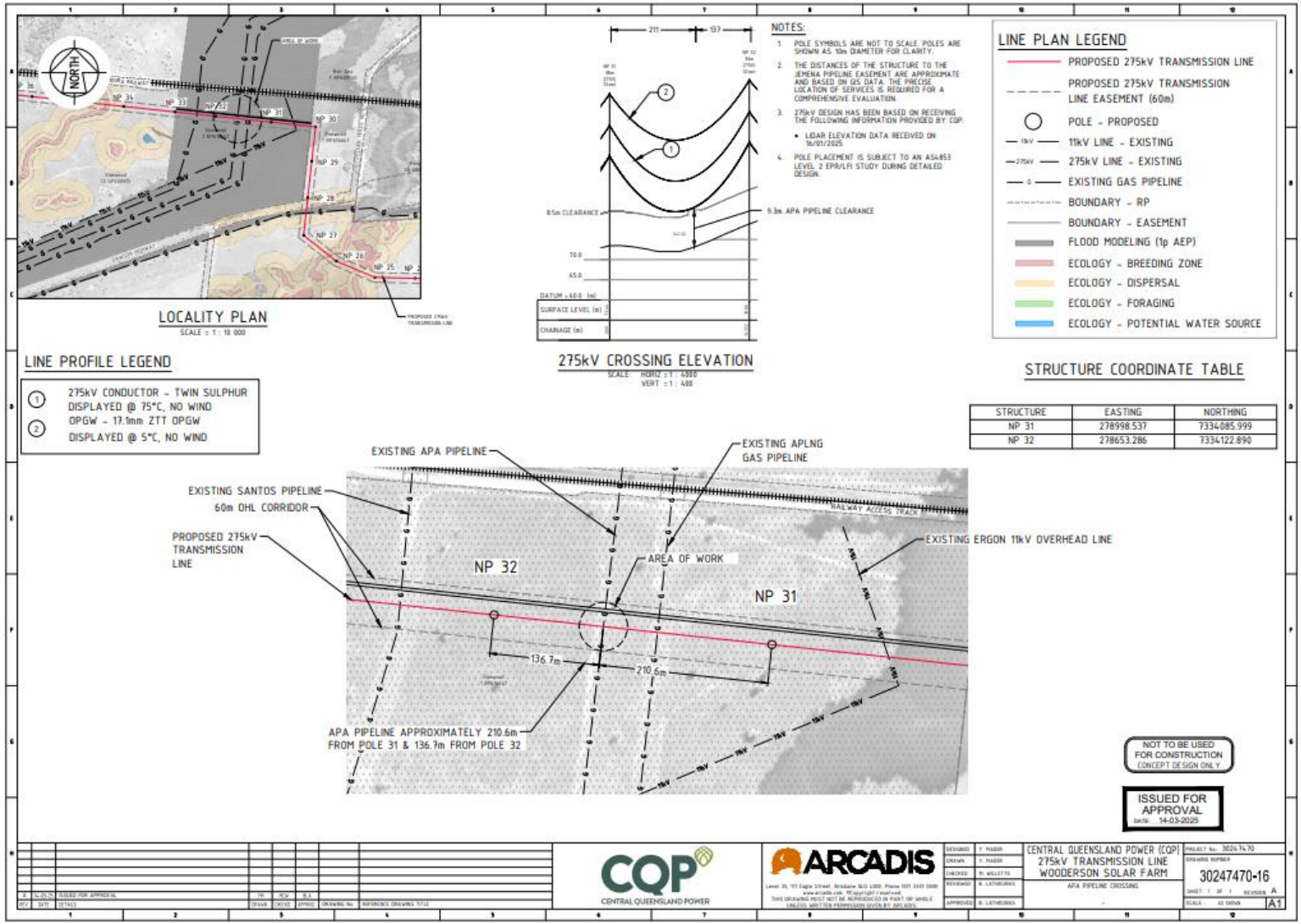


Figure 8 Detailed location of monopoles and separation from APA Gas Pipeline

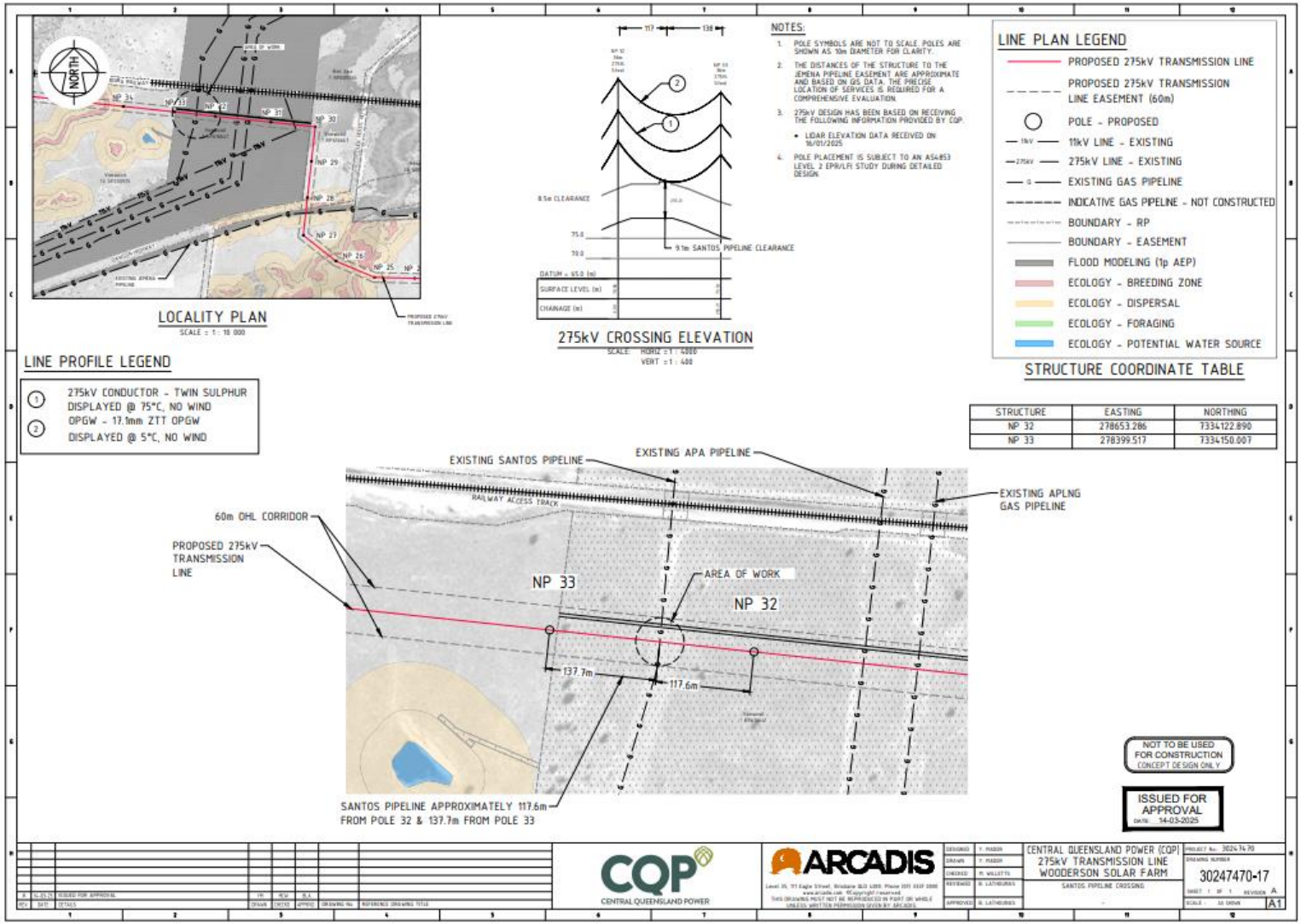


Figure 9 Detailed location of monopoles and separation from Santos Gas Pipeline

3.1.2 Site access and internal access tracks

A new direct access from the Dawson Highway is not proposed as part of DA3. Access to the DA3 Project Disturbance Footprint will be via Duck Holes Road and through Freehold Lot 1 on RP616641 via an up to 7 m wide access track proposed as part of DA2 (Appendix D). It will be predominantly within the 60 m wide easement.

Within the DA3 Project Disturbance Footprint, the access track will be up to 7 m wide in accordance with Powerlink access track specifications. This access track will continue through the DA3 Project Disturbance Footprint, providing access to the section of the DA2 Project Area to the west of the DA3 Project Area.

The access track may cross a mapped Amber waterway under the Fisheries Act within the DA3 Project Disturbance Footprint. The waterway is shown in Section 4.2.1.3 and the exact location will be subject to determination of on ground features. While the access track will follow the existing ground surface as far as practical, culverts will be installed if required. Where achievable, these will be designed in accordance with the Accepted Development Requirements for operational work that is constructing and raising Waterway Barrier Works (dated September 2025 or as amended) or form part of secondary approvals during detailed design.

3.2 Construction

3.2.1 Timeframes

Construction of the OHTL for DA3 will be concurrent with construction of DA2 (including the switchyard component subject to DA2) and is estimated to take approximately 15 months. It is anticipated that these activities will commence simultaneously, with an indicative start date projected for March 2029.

Construction timeframes will be dependent on securing Project approvals, timing and staging of construction of other assets including the Wooderson Solar Farm and the Calvale to Calliope Transmission Line Reinforcement Project.

Note that these timeframes are based on construction of the assets only. The OHTL will only commence export of electricity on commissioning of the solar farm.

3.2.2 Workforce and construction hours

Preliminary estimates of the construction workforce required for the Project will be up to 80 full time equivalent (FTE), comprising up to approximately 50 FTE for the switchyard (who will utilise the access track through DA3 Project Disturbance Footprint) and 30 FTE for the OHTL.

Construction activities will generally be limited to daylight hours and will vary depending on the season. However, it is expected that most works will occur during standard construction hours of 7 am to 6 pm, Monday to Saturday.

During certain construction activities, works may be required to be undertaken outside of standard hours (i.e. Sunday or night-time periods). In these instances, appropriate mitigation and management measures will be incorporated into the Construction Environmental Management Plan (CEMP). The CEMP will serve as an overarching management plan that will manage and monitor impacts during construction.

3.2.3 Field activities

The list below provides a standard approach to the progression of construction activities that will occur for the Project:

- Site set out
- Pre-clearing survey
- Road and rail approvals
- Site establishment (including placement of equipment and materials)
- Earthworks for access tracks and hardstand areas
- Vegetation clearing

- Monopole site benching
- Foundation installation
- Structure assembly and erection
- Conductor and earth wire stringing
- Commissioning of all components
- Reliability testing
- Rehabilitation of temporary disturbance areas
- Demobilisation.

Some deviation from the standard approach is anticipated where DA3 Project Disturbance Footprint intersects gas pipelines. Subject to agreement with the pipeline owner, this may include:

- Temporary protection (i.e. matting, plates, exclusion fencing) over pipelines.
- Access and/or construction controls such as vehicle load limits, vibration restrictions, or controlled access tracks as required.
- Modified stringing set-up, if required, to avoid ground contact or maintain specific clearance over the pipeline.

3.2.4 Native vegetation clearing

The DA3 Project Disturbance Footprint will require the clearing of regulated vegetation Category R (reef-regrowth vegetation) and Category X (non-remnant vegetation) protected under the VM Act.

With reference to the Planning Regulation, it is noted that the clearing of Category X vegetation on freehold land is exempt under Schedule 21, Part 2, Section 2(d). It is otherwise noted under Schedule 7, Part 3, Section 12 of the Planning Regulation, that operational work for clearing native vegetation is accepted development where compliant with an accepted development vegetation clearing code.

The Project will achieve compliance with the *Accepted development vegetation clearing code (Clearing for Infrastructure) (Effective 22 November 2023)* for Category R vegetation through exchange areas based on the final areas required for clearing identified during detailed design. Therefore, the assessment of native vegetation clearing does not form part of this DA for Assessable Development.

3.2.5 Site set out

Following cadastral survey of the OHTL easement, the location of the OHTL within the easement will be set out. Structure sites will be marked and orientated using design information. Structure locations will be selected based on the technical characteristics of the structures and conductors, topographical constraints, landholder requirements and environmental considerations.

Easement boundaries will be identified, and the DA3 Project Disturbance Footprint will be marked prior to vegetation clearing.

3.2.6 Laydown and construction compound

Temporary ancillary facilities would be required during construction, and would typically include:

- Construction compounds involving a storage area, offices and meeting room, ablution facilities, canteen and parking.
- Laydown areas involving areas suitable for storing materials, plant and equipment.

While the construction compounds and laydown areas could be located anywhere within the Project Disturbance Footprint, the primary 3 indicative construction compounds and 7 indicative laydown areas required for the Project are located in the DA2 Project Disturbance Footprint identified in Figure 1 and are subject to approval as part of DA2.

These facilities would be compacted with gravel to allow for all weather use. Once construction is complete, these areas would be revegetated or have infrastructure installed dependent on their location within the Project layout.

3.2.7 Infrastructure crossings

Road and rail:

The DA3 Project Disturbance Footprint does not traverse road or rail infrastructure. The Project traverses the Dawson Highway and local roads within the extent of the DA2 Project Area.

Gas pipelines:

As previously noted, the DA3 Project Disturbance Footprint is within a gas pipeline easement within the Development Scheme. The easement contains gas pipelines owned by Santos GLNG Pty Ltd (PPL 166), Australia Pacific LNG Gladstone Pipeline Limited (PPL 163) and APA WGP Pty Ltd (PPL 154).

Powerline:

A 12.7 kV powerline is located in the DA3 Project Disturbance Footprint.

3.2.8 Plant and equipment

The plant and equipment required for the construction of the Project would include:

- Earthmoving machinery and equipment for site preparation (such as excavators, compactors, rollers and graders)
- Specialised power line stringing equipment
- Forklifts and cranes
- Machinery and equipment for OHTL infrastructure establishment
- Manual tools, including compressed air and electric tools
- Water trucks for dust suppression
- Diesel generator/s
- Heavy vehicles, utility vehicles and light vehicles.

3.2.9 Demobilisation and rehabilitation

All disturbed areas impacted from construction will be reinstated at the end of construction through the implementation of the CEMP.

3.3 Operation and maintenance

During operation, normal practice is for maintenance staff to carry out scheduled inspections of the OHTL easement and access tracks. Maintenance timing will depend on the risk of vegetation growth and the requirement for emergency repairs.

The Project will be operated in accordance with an Operational Environmental Management Plan (OEMP).

3.4 Decommissioning

At the end of the Wooderson Solar Farm's operational life, it is anticipated to either be upgraded (subject to additional planning approvals, as required) or decommissioned. The decommissioning of the solar farm would result in the OHTL being no longer required and so it will also be decommissioned.

Decommissioning the OHTL will involve removing OHTL infrastructure (other than infrastructure installed one metre or more below ground level) and returning the Project Area to its pre-existing condition as far as practicable. Some infrastructure such as access tracks may be retained where agreed with and beneficial to the landowner.

Where feasible and practical all dismantled and decommissioned infrastructure and equipment will be recycled. It is anticipated that more material would be recyclable by the end of the operational life than is currently possible, as recycling industries establish. Structures and equipment that cannot be recycled would be disposed of at an approved waste management facility in accordance with all statutory requirements.

Vehicle movements and personnel requirements during the decommissioning phase are expected to be similar or less than the construction phase.

4.0 Legislative and policy framework

This Section provides an overview of the legislative requirements and includes an assessment of DA3 against the relevant assessment benchmarks.

4.1 Commonwealth legislation

4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is administered by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and establishes a process for environmental assessment and approval of projects that have, will have or are likely to have a significant impact on Matters of National Environmental Significance (MNES). If the Minister for the Environment and Water (Minister) determines that an action (i.e. the Project) is a 'controlled action' with potential to have or likely to have a significant impact on MNES, the action may not proceed without approval from the Minister.

Consideration of the Project's impact on MNES has been undertaken by the Proponent and an EPBC Act Referral (Referral) was lodged to DCCEEW on 9 January 2026 (2026/10417). This Referral included all aspects of the Wooderson Solar Farm, including the OHTL, switchyard, and ancillary infrastructure subject to DA3. The notification of Referral from DCCEEW dated 14 February 2026 confirmed the referral was 'not a controlled action'.

4.2 State legislation

4.2.1 Callide Infrastructure Corridor State Development Area Development Scheme 2012

The DA3 Project Disturbance Footprint is located within the Development Scheme, which is shown below in Figure 10.

SDAs can be created under Section 77 of the SDPWOA and the Development Scheme has been prepared pursuant to Sections 79 of the SDPWOA and takes effect on the date stated in the gazette notice published under Section 80(1)(a) of the SDPWOA.

Declared in October 2009, the SDA is a multi-user corridor that can accommodate underground gas pipelines. It runs between the Calliope Range and the western boundary of the Gladstone SDA in Central Queensland. The corridor is approximately 44 km long and is generally 200 m wide.

The Development Scheme is a regulatory document that controls planning and development within the SDA. The current Development Scheme was approved by the Governor in Council in September 2012.

The Development Scheme overrides any town planning schemes that would otherwise apply to the development area (i.e. *Gladstone Regional Council Planning Scheme 2015*). The declaration of the Development Scheme enables the state to facilitate and effectively manage the planned development of co-located pipelines and associated infrastructure.

Pursuant to Section 8.2 and Schedule 1 in the Development Scheme, an applicant can make an application to the OCG for a Material Change of Use.

'Major Electricity Infrastructure' is not listed as a defined land use under the Development Scheme. Pursuant to Column C in Schedule 1 of the Development Scheme, the proposed land use *is considered likely to compromise the objectives of the Development Scheme*. To demonstrate that the Project meets the intent of the Development Scheme, Section 4.2.1.1 discusses how the Project complies with the overall Objectives of the Development Scheme.

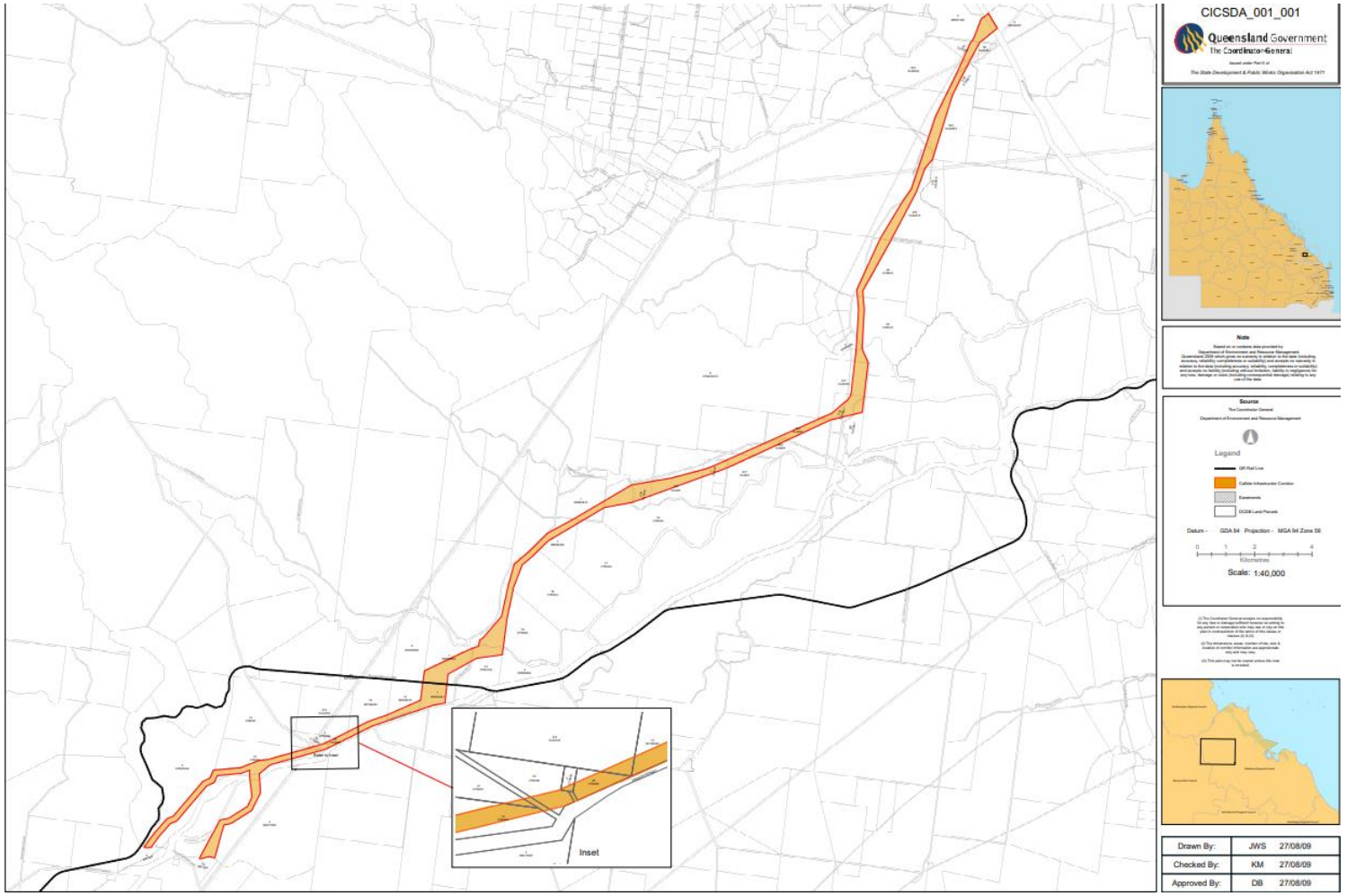


Figure 10 SDA Map

4.2.1.1 Objectives of the development scheme

Commentary on how the Project supports the overall Objectives of the Development Scheme is provided in Table 5.

Table 5 Assessment of the Project Against the Objectives of the SDA

Objectives of the SDA	Comments
Provide, manage and plan land for the establishment of an efficient and effective infrastructure corridor of regional, state and national significance for co-located underground pipelines (principally for the transportation of gas) between Callide and the Gladstone SDA, to facilitate economic development.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: • The Project is for the purposes of an OHTL providing connection of Wooderson Solar Farm to the NEM. Therefore, providing for infrastructure within a designated infrastructure easement. • The OHTL is not considered to impact on the current operation or ongoing operations of the underground gas pipelines. This has been achieved through substantial design development activities and consultation with PPL holders (Table 4) to ensure siting of the 2 monopoles (NP31 and NP32) and associated access tracks within the easement do not impact on the existing underground gas pipelines. • Consultation with the PPL holders and OCG (Table 3 and (Table 4 has provided confidence that the Project would not preclude the ability for the current PPL holders and gas pipelines to operate as intended. • The siting of the 2 monopoles (NP31 and NP32) allows for safe, continued operation of the existing underground gas pipelines. The Proponent will negotiate and enter a pipeline crossing agreement with each PPL holder prior to commencement of construction to make sure that the Project allows for safe, continued operation of the existing underground gas pipelines.
Ensure the integrity and functionality of the SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the SDA for co-located underground pipelines (principally for the transportation of gas) of regional, state and national significance.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: • The proposed monopoles (NP31 and NP32) are located outside existing licence areas further demonstrating clear separation from existing infrastructure. • It is understood that up to 2 pipelines can occur within the one licence area (currently 3 pipelines exist within 3 licence areas), and one licence area is yet to have any underground infrastructure. Due to the small footprint and limited above ground infrastructure being proposed as part of DA3, the siting of the 2 monopoles will not impact additional gas pipelines from being established within the licence areas. This is further supported through discussions to date with the existing PPL holders. • As discussed herein, substantial consultation has occurred with the PPL holders (Table 4) to ensure the safety and continued operation of the underground gas pipelines. The Proponent will continue engagement with the PPL holders through assessment of this DA, detailed design, construction and operation of the Project.

Objectives of the SDA	Comments
	• The Proponent will negotiate and enter a pipeline crossing agreement with each PPL holder prior to commencement of construction to make sure that the Project allows for safe, continued operation of the existing underground gas pipelines. This process will involve assessments undertaken based on the Project's detailed design. • Siting of OHTL monopoles within the SDA is not uncommon. It is noted that an existing OHTL tower as part of the 275 kV Wurdong to Calvale Transmission Line located 2 km south-west of the DA3 Project Area is located within the SDA. This further demonstrates that monopoles are not considered to be inconsistent infrastructure within the easement.
Protection of the SDA to ensure the land resource is effectively utilised and uses are appropriately sited such that infrastructure, and distances between infrastructure, does not consume land unnecessarily or compromise future use and ensures the long-term viability of infrastructure within the SDA.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: • The 2 monopoles (NP31 and NP32) are not considered to adversely affect the continued use of the easement for the purposes of gas pipelines due to their minimal footprint and separation distances from existing pipelines. • The 2 monopoles (NP31 and NP32) are not sited within existing licence areas. This ensures that the Project provides for clear separation from the existing infrastructure and does not compromise current PPL holders operations within their licence area. • The proposed OHTL & access track has a perpendicular crossing of the existing underground gas pipelines, which is understood to be favourable in minimising impacts on these assets. • Separation distances from the pipelines and final interface between the Project and existing pipelines would be finalised during detailed design in consultation with the PPL holders.
Ensure the impacts of land use minimises operational impediments on existing infrastructure and surrounding uses and provides orderly development of infrastructure within the SDA.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: • The Proponent will continue engagement with the PPL holders through assessment of this DA, detailed design, construction and operation of the Project. • The Proponent will negotiate and enter a pipeline crossing agreement with each PPL holder prior to commencement of construction to make sure that the Project allows for safe, continued operation of the existing underground gas pipelines. This process will involve assessments undertaken based on the Project's detailed design. • The correlation between construction activities of the Project and operations of the existing pipelines licences will be mitigated though the implementation of a CEMP. The CEMP will include the Proponent's obligations during construction relating to the pipeline crossing agreements that will be entered into with each PPL holder prior to the commencement of works on site.

Objectives of the SDA	Comments
	• Due to the small footprint of the 2 monopoles (NP31 and NP32) and minor surface works the Project is not expected to impact on the orderly development of infrastructure as there will be sufficient room for additional gas pipelines. • The 2 monopoles (NP31 and NP32) are located outside existing licence areas therefore will not impact on the operational requirements of the existing licence areas. • Both OHTL & access track has a perpendicular crossing of the existing underground gas pipelines, which is understood to be favourable in minimising impacts on these assets.
Ensure locations for infrastructure, other than gas transportation infrastructure, to intersect the SDA are minimised and rationalised.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: • Siting of OHTL towers within the SDA is not uncommon. It is noted that an existing OHTL tower as part of the 275 kV Wurdong to Calvale Transmission Line located 2 km south-west of the DA3 Project Area is located within the SDA. Monopoles have been selected for this Project to minimise the footprint of foundations within the SDA. Additionally, a 12.7 kV powerline traverses the SDA to the south and crosses the DA3 Project Disturbance Footprint (Appendix D). • The 2 monopoles (NP31 and NP32) are not sited within existing licence areas. This ensures that the Project provides for clear separation from the existing infrastructure and does not compromise current PPL holder's operations within their licence area. Separation distances have been discussed in Section 3.1.1 and are as follows: - Australia Pacific LNG Gladstone Pipeline Limited pipeline (PPL163) is located approximately 143 m from NP31 and 204.2 m from NP32 (Figure 7 and Appendix D). - APA WGP Pty Ltd pipeline (PPL154) is located approximately 210.6 m from NP31 and 136.7 m from NP32 (Figure 8 and Appendix D). - Santos GLNG Pty Ltd pipeline (166) is located approximately 117.6 m from NP32 and 137.7 m from NP33 (Figure 9 and Appendix D). • The Project only proposes 2 monopoles (NP31 and NP32), an access track and minor earthworks for NP33 within the SDA, ensuring that infrastructure within the SDA is limited to what is necessary to facilitate DA1's connection to the NEM. • Options were considered that did not result in traversing the SDA at this location. However, any viable alternate OHTL alignment between the Project's substation (DA1) and switchyard (DA2) for connection to the proposed Powerlink Calvale to Calliope River Transmission Line Reinforcement Project would traverse the SDA. As discussed in Section 1.3, the proposed alignment is the preferred option and it has been rationalised to minimise the interface with gas transportation infrastructure in the SDA. • Both OHTL & access track has a perpendicular crossing of the existing underground gas pipelines, which is understood to be favourable in minimising impacts on these assets.

Objectives of the SDA	Comments
Ensure the physical characteristics of land are considered in determining the suitability and location of land uses.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations which have been determined during detailed technical assessments (refer Section 5.0): • The Project will not impact on productivity of agricultural land availability or use, as cattle grazing will be able to continue in and around the DA3 Project Area. • The Project is not anticipated to create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities. • The Project may have the potential to interfere with Aurizon's point-to-point crossing the proposed OHTL route and communication services. The Proponent intends to continue to engage with Aurizon during the detailed design phase to identify and implement suitable mitigation measures. • Ground-truthed regional ecosystem (RE) mapping confirmed no remnant or regrowth REs within the DA3 Vegetation Clearance Footprint (which is equivalent to the DA3 Project Disturbance Footprint). DA3 Project Area is non-remnant. • The Project will result in a minor increase in surface runoff generated by the monopoles and access tracks however, these are considered negligible given the small contribution in impervious areas and the dispersed nature of the infrastructure relative to the size of the broader catchment. • All identified environmental, health and safety hazards can be suitably mitigated during construction and ongoing operations. Specifically, Section 4.1.1 of EHHSA(Appendix L) details mitigation measures to protect the pipelines during construction and commissioning that will be implemented within CEMPs. • The Project will not result in any significant impacts on the landscape character or general visual amenity of the LVIA Study Area. Impacts were considered to be minor due to the existing transmission infrastructure and can be managed through mitigation measures. • The Project is primarily affected by grassfire hazard area. Mitigation measures must be implemented to ensure that the Project complies with the Development Scheme. • The Project will have minimal ongoing impact to the capacity of the surrounding road network and traffic operation. Traffic impacts on local and state roads during construction will be adequately managed.

Ensure land use recognises and appropriately addresses environmental, cultural heritage and community values.	The Project is not considered to contravene the intent of this objective on the basis of the following considerations: **Environmental**: • DA3 has sought to appropriately address the environmental values to support the Project through the inclusion of a DALA, AIA, EAR, EMI, EHHS, FASMP, LVIA, TIA and BMP discussed in Section 5.0. These assessments have confirmed that the Project will achieve compliance with the Development Scheme with each report providing an assessment of the Project against the Objectives. Where required mitigation measures have been proposed to demonstrate compliance is achieved and maintained. **Cultural Heritage:** • The Proponent has engaged with the First Nations Balai, Gurang, Gooreng Gooreng and Taribelang Bunda Peoples (FNBGGGTB) Peoples for the lands including the Project Area. • To date the Proponent has provided regular updates about the Project, commenced discussions about Aboriginal cultural heritage issues, and explored a range of partnership opportunities with the FNBGGGTB Peoples. • The Proponent and the FNBGGGTB Peoples have undertaken a joint site visit of the Project to identify cultural values during soil testing for an agricultural land assessment. • The stakeholder engagement strategy will include a continued relationship and consultations with the FNBGGGTB Peoples. The Proponent considers that the formation of a strong and sustainable relationship with the FNBGGGTB Peoples is central to the Project's success. • Ongoing engagement with the FNBGGGTB Peoples, including: - Discussions and negotiations relating to a Cultural Heritage Management Agreement and Benefits Sharing Agreement, and - Undertaking of site investigations with FNBGGGTB Peoples representatives alongside the field surveys associated with an agricultural land assessment in November 2024. **Community values and regulator engagement:** The Proponent has undertaken extensive stakeholder engagement activities associated with the Wooderson Solar Farm. These engagement activities included discussion around the Project infrastructure associated with this DA. The following engagement activities demonstrate the Proponent's commitment to ensure that the community (including local residents, organisations and businesses), Traditional Owners, and applicable regulatory stakeholders are sufficiently aware of the Project: • Regular and ongoing host-landholder engagement.

	• Project newsletters were published in November 2024, June 2025 and September 2025. These were published on the Project website and delivered via mail to residents within 10 km of the Project. • A community letter was sent out to residents within 10km of the Project in November 2024. • Two newspaper advertisements in Gladstone Today, print and digital, to promote the Community Information Sessions in November 2024 and June 2025. • Community Information Sessions on 4 and 5 December 2024 to introduce the Project to community members and collect feedback about the Project from the local community. • An Outcomes Summary outlining the key themes raised during the Community Information Sessions was shared with project subscribers via email and published on the Project's website in January 2025. • Published frequently asked questions (FAQs) on the Project website following the December 2024 Community Information Sessions (and progressively updated since then as new FAQs are added, as needed). • Community information sessions on 25 and 26 June 2025 to update the community about the Project layout and the inclusion of BESS as part of DA1. • An Outcomes Summary outlining the key themes raised during the Community Information Sessions was shared with project subscribers via email and published on the Project's website in July 2025. • Ongoing ad hoc engagement via email and phone in response to community enquiries about the Project. • Pre-lodgement meetings with OCG, SARA, GRC, and Department of Transport and Main Roads. • Written consultation including advice from the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD), dated 16 May 2024. • Four deputations to GRC on 24 September 2024, 11 February 2025, 23 September 2025 and 10 March 2026 to provide Project briefings, updates and seek feedback on the Project from elected councillors. • Meetings with other technical specialists, regulators and relevant stakeholders to inform the Project design. • Meetings with seven local community organisations in Calliope to introduce the Project and early discussions about the development of a community benefit sharing program. • Eleven interviews with a range of stakeholders and an online survey for the Social Impact Assessment. • Several meetings with GRC officers about social impacts and community benefit sharing opportunities.

4.2.1.2 Public notification

Section 8.4 in the Development Scheme states that the OCG will advise whether public notification is required for the DA post lodgement of the DA. The OCG may decide that Section 8.4 (public notification) does not apply in whole or part to an application (per Section 8.2, Item (6)(c)), where the Project has already been subject to some form of referral to stakeholders or public consultation. For the OCG's consideration demonstrating the public notification is not required, it is noted that:

- As part of the Project's EPBC Act Referral (2026/10417), public notification was undertaken by DCCEEW for 10 business days in January and February 2026 via the EPBC Act Public Portal. The Proponent published this notification period on the Project's website and notified community members who have opted in to communications about the Project via email.
- As discussed in Section 1.3.4, the Proponent has undertaken stakeholder engagement with the OCG and PPL licence holders throughout the pre-lodgement phases to ensure that the Project does not adversely impact on existing development within the Development Scheme.
- Further to Section 5.7, an LVIA has been prepared and submitted as part of the DA. The LVIA concluded that the Project would have no impacts on the landscape character and the operational phase would have the greatest impact on visual amenity. The greatest visual impact identified will be to travellers along the Dawson Highway for a short duration. Similar views will be experienced by a small number of nearby rural residential receptors and workers. On this basis it is unlikely that the Project will adversely impact on sensitive receptors.
- Furthermore, DA2 (under the Planning Scheme) will require statutory public notification in accordance with the *Planning Act 2016* (Planning Act). The Planning Act requires a formal notification period of 15 business days which includes letters to adjoining owners, signs on all road frontages and a notice in the newspaper.

Overall, it is considered that the surrounding locality is sufficiently aware of the Project and that public notification as part of DA3 is not required.

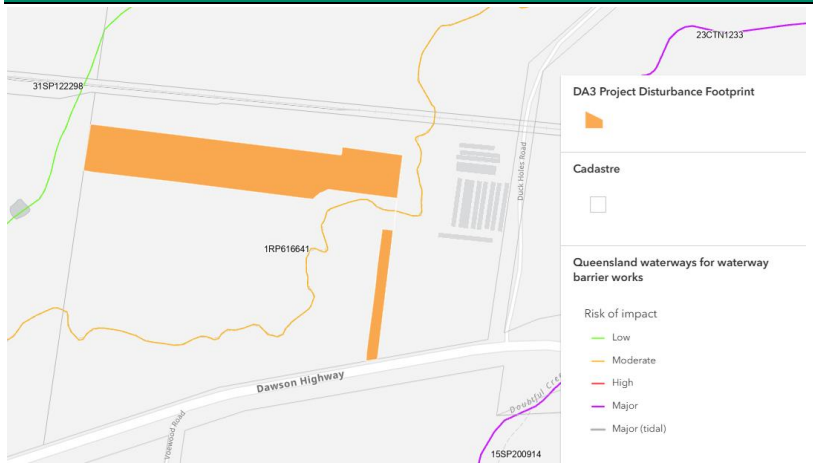
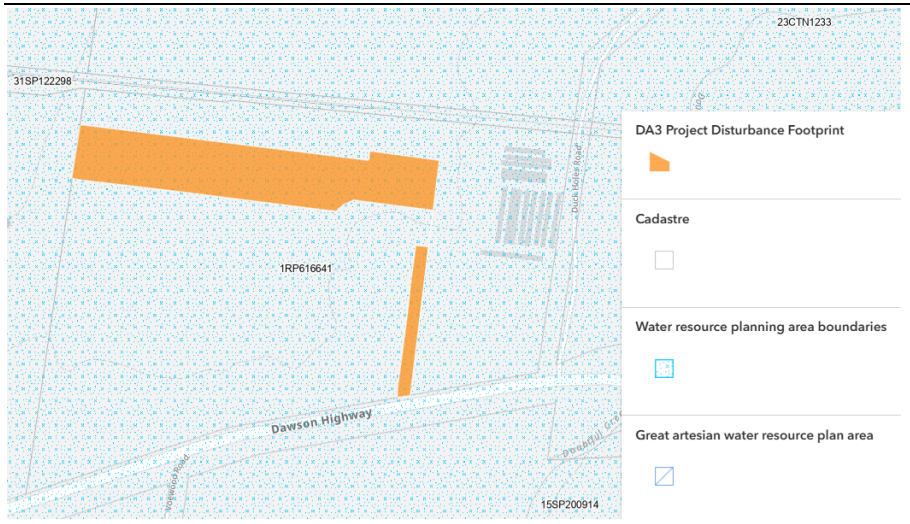
Should the OCG determine that DA3 requires public notification, the Proponent will work with the OCG and GRC to ideally undertake public notification for DA3 to occur concurrently with the statutory public notification undertaken for DA2 under the Planning Act to ensure consistency across both jurisdictions.

4.2.1.3 Referrals

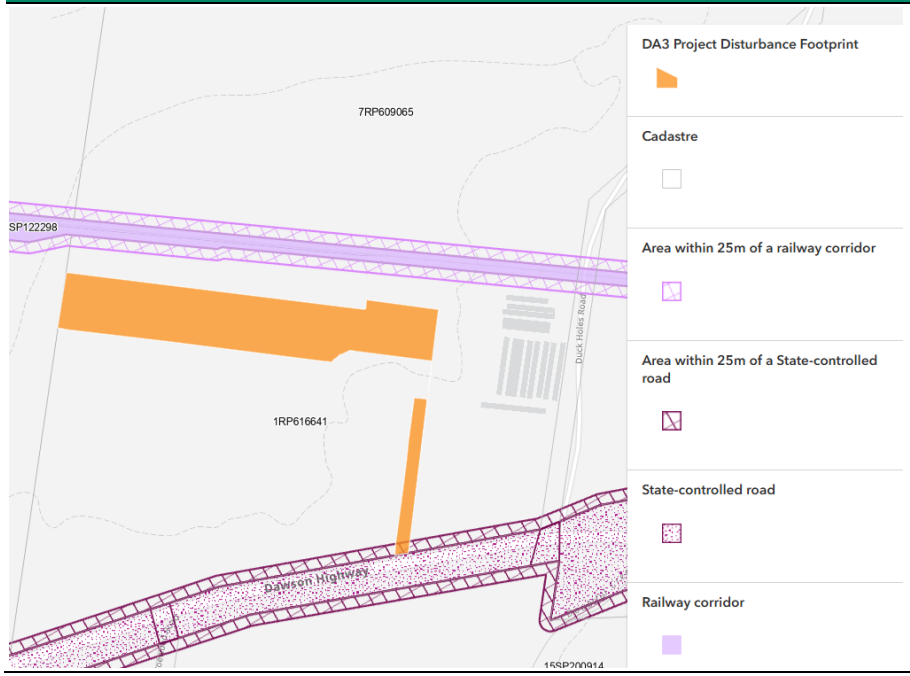
Section 8.3 in the Development Scheme states that the OCG will refer the application to all referral agencies as they apply under the Planning Act.

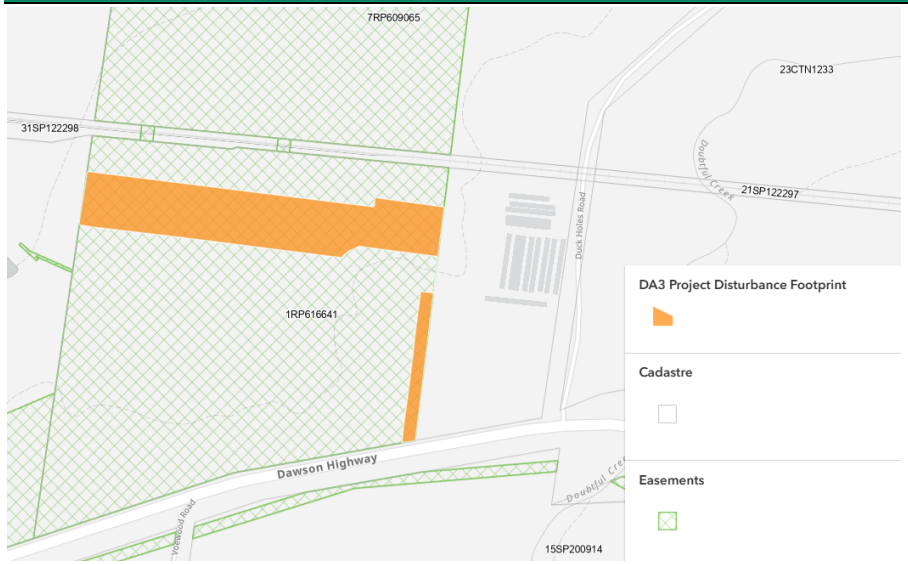
Based on a review of the Development Assessment Mapping System (DAMS), the DA3 Project Disturbance Footprint subject to the SDA is mapped within the following categories in Table 6. Table 2 provides a summary of the applicable referral triggers.

Table 6 DAMS Mapping layers and relevance

Mapping layer	Matter of interest
	**Fish habitat areas** • Queensland waterways for waterway barrier works. The DA3 Project Disturbance Footprint partly adjoins one moderate-risk (amber) mapped waterway for waterway barrier works. The exact location of this waterway will be determined on the basis of on ground features and design requirements will be confirmed during detailed design. With reference to Schedule 7, Part 3, Section 6 of the Planning Regulation, operational work for constructing or raising waterway barrier works is accepted development where compliant with the accepted development requirements prescribed under the *Fisheries Act 1994*. The Proponent has confirmed that if waterway barrier works are required for the Project, these will be undertaken in accordance with the *Accepted development requirements for operational work that is constructing or raising waterway barrier works (September 2025)* or form part of secondary approvals if compliance cannot be achieved. As such, referral for Waterway Barrier Works is not required.
	**Water resources** • Water resource planning area boundaries. The DA3 Project Disturbance Footprint is mapped within the water resource planning area. Although this is a mapping layer in DAMS, it is not referenced within the Planning Regulation and as such, does not trigger referral.

Mapping layer	Matter of interest
	**Native vegetation clearing** • Regulated vegetation management map (Category R, Category X). The DA3 Project Disturbance Footprint will require the clearing of regulated vegetation Category R (reef-regrowth vegetation) and Category X (non-remnant vegetation) under the *Vegetation Management Act 1999*. With reference to the Planning Regulation, it is noted that the clearing of Category X vegetation on freehold land is exempt under Schedule 21, Part 2, Section 2(d). It is otherwise noted under Schedule 7, Part 3, Section 12 of the Planning Regulation, that operational work for clearing native vegetation is accepted development where compliant with an accepted development vegetation clearing code. The Proponent has confirmed that compliance with the *Accepted development vegetation clearing code (Clearing for Infrastructure) (Effective 22 November 2023)* will be achieved for Category R vegetation through exchange areas based on the final areas required for clearing identified during detailed design. As such, referral for Native Vegetation Clearing is not required.

Mapping layer	Matter of interest
	**State transport** • State transport corridor (State-controlled road, Railway corridor) • Areas within 25 m of a State transport corridor (State-controlled road, Railway corridor). Part of Lot 1 on RP616641 is mapped within 25 m of both a State-controlled road (Dawson Highway) and railway corridor. As this application includes a material change of use assessable under the Planning Scheme and all or part of the premises is within 25 m, referral under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the Planning Regulation is required. As per the Development Scheme, referrals for the DA are the same under the Planning Regulation. With reference to Schedule 10, Part 9, Division 4, Subdivision 1, it is noted that there is no reference to 'Major Electricity Infrastructure' (or similar) in the thresholds outlined in Schedule 20, therefore referral is not required.

Mapping layer	Matter of interest
	**Easements** • Easements recorded in the Digital Cadastral Database. The DA3 Project Disturbance Footprint intersects the SDA easement. In accordance with Schedule 10, Part 9, Division 3, Table 2, the Project will require referral as it is made assessable under the Planning Scheme, the easement is for the operation of gas pipelines and DA3 Project Disturbance Footprint traverses the easement. As per the Development Scheme, referrals for the DA are the same under the Planning Regulations.

4.2.2 State development assessment provisions

Based on the referral triggers identified above, the Project requires assessment against State Development Assessment Provisions (SDAP) State Code 1 and State Code 2.

An assessment against the relevant SDAP codes V3.5 is provided within Appendix E.

The assessment of the Project against the SDAP codes has demonstrated compliance with the purpose and intent of each code. This has been achieved though the design of the DA3 Project Disturbance Footprint seeking to avoid impact on the integrity or ongoing operation of the state-controlled road and railway corridor.

4.2.3 Petroleum and gas regulation

Santos GLNG Pty Ltd, Australia Pacific LNG Gladstone Pipeline Limited and APA WGP Pty Ltd advice agency assessments must be made against the purposes of the *Petroleum and Gas (Production and Safety) Act 2004*. In support of this, commentary for the Project subject to this application has been provided in Table 7 below.

Table 7 Assessment against petroleum and gas regulation

Act	Purpose / object	Commentary
Petroleum and Gas (Production and Safety) Act 2004 Current as at 19 June 2025	*Chapter 1, Part 2, Section 3 –* *(1) The main purpose of this Act is to facilitate and regulate the carrying out of responsible petroleum activities and the development of a safe, efficient and viable petroleum and fuel gas industry, in a way that—* *(a) manages the State's petroleum resources—* *(i) in a way that has regard to the need for ecologically sustainable development; and* *(ii) for the benefit of all Queenslanders; and* *(b) enhances knowledge of the State's petroleum resources; and* *(c) creates an effective and efficient regulatory system for the carrying out of petroleum activities and the use of petroleum and fuel gas; and* *(d) encourages and maintains an appropriate level of competition in the carrying out of petroleum activities; and* *(e) creates an effective and efficient regulatory system for the construction and operation of pipelines; and* *(f) ensures petroleum activities are carried on in a way that minimises conflict with other land uses; and* *(g) optimises coal seam gas production and coal or oil shale mining in a safe and efficient way; and* *(h) appropriately compensates owners or occupiers of land; and* *(i) encourages responsible land management in the carrying out of petroleum activities; and* *(j) facilitates constructive consultation with people affected by activities authorised under this Act; and*	• The DA3 Project Disturbance Footprint directly intersects the SDA easement. Two monopoles are located within the easement and an access track. • Construction within this area will seek to ensure the suitable clearance zones and a suitable construction methodology to not compromise the existing gas pipelines. • During design, the Proponent has engaged in consultation with the easement holders and the landowner. • The Proponent will enter into a pipeline crossing agreement with the PPL holders.

Act	Purpose / object	Commentary
	(k) regulates and promotes the safety of persons in relation to operating plant.	

4.2.4 Central Queensland Regional Plan 2013

The *Central Queensland Regional Plan 2013* (Regional Plan) is the applicable Regional Plan for the Project. The Regional Plan encompasses GRC, as well as the GLAs of Central Highlands Regional Council, Banana Shire Council, Rockhampton Regional Council and Woorabinda Aboriginal Shire Council.

The Regional Plan states that *"approximately 40 per cent of Queensland's energy generation capacity is provided by the power plants at Stanwell, Callide and Gladstone. The region's electricity requirements are escalating due to population and economic growth, including industrial and resource development and agricultural expansion"*.

The priority outcome sought for electricity infrastructure is for the region to grow its energy generation capabilities through public and private sector investment. The Project aligns with this outcome, by connecting the proposed Wooderson Solar Farm (DA1) to the proposed Powerlink Calvale to Calliope River Transmission Line Reinforcement Project. This results in additional renewable energy infrastructure for the region. Therefore, the Project is considered to meet the intent of the Regional Plan.

4.2.5 State Planning Policy 2017

The State Planning Policy (SPP) commenced on 3 July 2017 and identifies 17 State and regional planning interests that are critical to responsible land-use planning and development across Queensland. The SPP has effect throughout Queensland and sits above regional plans and planning schemes. The SPP is currently under formal review and the SPP updated July 2017 has been used in this assessment.

The Development Scheme does not have commentary as to whether the SPP has been integrated into the Development Scheme, however, the following provides consideration of the SPP with respects to the Project.

Review of the SPP mapping indicates that the site (Lot 1 on RP616641) is affected by the following overlays:

- Stock route network
- State development area
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Regulated vegetation (category R)
- High pressure gas pipeline
- Flood hazard area - local government flood mapping area
- Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Railway corridor
- State-controlled road
- Aviation facility.

Appendix F contains a full assessment of the Project against the range of state interests contained within the SPP.

4.2.6 Gladstone Regional Council Planning Scheme 2015

As per Section 4.2.1, the Development Scheme overrides the Planning Scheme, therefore assessment of the Project against the Planning Scheme is not required in this instance.

5.0 Technical assessments

5.1 Desktop agricultural land assessment

A DALA was undertaken for the Project by GT Environmental Pty Ltd (GTE Environmental). The assessment is provided in Appendix G. The DALA has been developed to support DA2 and DA3. The following summarises the assessment.

The DALA was undertaken using available desktop soil and land resource information to provide an assessment of the agricultural land activities and anticipated impacts on agricultural land in the Project Area.

The purpose of the assessment is to demonstrate that DA3 meets the intent of the Objectives of the Development Scheme to ensure that:

- Agricultural and rural land uses are conserved and sustained.
- Agricultural Land Classifications A & B are protected from incompatible land uses.

The DALA is summarised as follows where related to the DA3 Project Disturbance Footprint:

- The DA3 Project Disturbance Footprint has a historical use of cattle grazing since at least 1959.
- The DA3 Project Disturbance Footprint avoids all impacts to Class A and B land, and is mapped under the Agricultural Land Classification as:
    - Class C2, which is low quality agricultural land suitable for grazing native pastures requiring ground disturbance for establishment, or native pastures on higher fertility soils.
- The DA3 Project Disturbance Footprint is not mapped as Strategic Cropping Land trigger area or Priority Agricultural Area under the *Regional Planning Interests Act 2014*.
- The Project is predicted to have little impact on cattle production or agricultural land use, with grazing allowed to continue on land surrounding during operation.

The following mitigation measures will be implemented to avoid potential agricultural impacts including:

- Implementation of weed and pest management measures to be included into the CEMP, OEMP and Rehabilitation Management Plan when decommissioning the Project.
- Clearing of vegetation to be limited to the DA3 Project Disturbance Footprint.
- General Biosecurity Obligations are to be met under the *Biosecurity Act 2014.*
- Implementation of soil and pasture management measures to be included to the Erosion and Sediment Control Plan, CEMP and OEMP.

The DALA concluded that:

- The DA3 Project Disturbance Footprint is not located on high quality agricultural land and is unlikely to have a significant impact on the productivity of agricultural land availability or use once constructed, as cattle grazing can continue post construction outside the fenced areas of the switchyard and OHTL.
- Potential agricultural impacts of the Project can be adequately managed through implementation of mitigation measures. As such, the Project is unlikely to result in significant or permanent impact to agricultural activities within the Project Area or surrounding properties.

Overall, the Project does not contravene the Objectives of the Development Scheme where related to agricultural lands. It has been designed and will be constructed to maintain contribution to the agricultural classification with ongoing co-existence between the Project and agricultural uses, including cattle grazing.

5.2 Aviation impact assessment

An AIA was undertaken for the Project by Aviation Projects Pty Ltd (Aviation Projects). The assessment is provided in Appendix H. The AIA has been developed to support DA2 and DA3. The following summarises the assessment.

The AIA was undertaken to assess the Projects potential aviation impacts, provide aviation safety advice regarding relevant requirements of air safety regulations and procedures, and informs and documents consultation with relevant aviation agencies.

The purpose of the assessment seeks to demonstrate that the Project achieves compliance with the Objectives of the Development Scheme.

The AIA is summarised as follows where related to DA3 Project Disturbance Footprint:

- There are 2 certified airports located within 30 nautical miles (nm) (56 km) from the Project – Gladstone Airport (YGLA) and Thangool Airport (YYNG).
- The DA3 Project Disturbance Footprint is located outside the horizontal extent of obstacle limitation surfaces (OLS) of any certified airport.
- There are no known uncertified aerodromes within 3 nm of DA3 Project Disturbance Footprint.
- Stakeholder consultation was undertaken as part of the AIA with Airservices Australia, Department of Defence, Gladstone Airport Corporation, Banana Shire Council (Thangool Airport Corporation), GE Aerospace, Royal Flying Doctors Services, Queensland Ambulance Service, Queensland Fire and Emergency Services, and Capricorn Helicopter Rescue Service.

  At the time of DA3 lodgement, responses confirming no impacts on procedures was provided by all of these agencies except Banana Shire Council.

The AIA has recommended mitigation measures to avoid potential impacts including:

- Final details of the OHTL monopole coordinates and elevation should be provided to Airservices Australia prior to construction commencing.
- Any obstacles 100 m or more above ground level (including temporary construction equipment) should be reported to the Airservices Australia.
- Details of the OHTL monopoles should be provided to local and regional aircraft operators prior to construction in order for them to consider the potential impact of the OHTL on their operations.
- To facilitate the flight planning of aerial application operators, details of the Project, including the ‘as constructed’ location and height information of the OHTL monopoles, should be provided to landowners so that, when asked for hazard information on their property, the landowner may provide the aerial application pilot with all relevant information.
- Marking of the proposed OHTL monopoles and powerlines will be determined after receiving consultation feedback from all stakeholders, but prior to commencement of construction.

In summary, the AIA concluded:

- The Project is not anticipated to create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities.
- The Project would not impact any procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) surfaces.
- The Project would not impact the Grid Lowest Safe Altitude (LSALT) and any Air Route LSALT.
- The Project is wholly contained within Class G airspace and would not impact controlled or designated airspace.
- The Project would not penetrate any protection areas associated with aviation facilities.
- The Project would be within the line-of-sight range of Mt Alma Air Route Surveillance Radar (RSR). Further consultation is required with Airservices Australia to confirm that there is no impact.

Overall, the Project does not contravene the relevant Objectives of the Development Scheme as the Project has been appropriately sited.

5.3 Ecological Assessment Report

An EAR was undertaken for the Project by Umwelt (Australia) Pty Ltd (Umwelt). The assessment is provided in Appendix I. The following summarises the assessment and mitigation measures.

The purpose of the assessment is to demonstrate that the Project achieves compliance with the Objectives of the Development Scheme.

The EAR was undertaken for the Project Area relating to terrestrial ecological Matters of State Environmental Significance (MSES) potentially impacted by the Project. Umwelt undertook a total of 4 mobilisations, across 15 survey days between 2021 and 2024. The EAR has been developed to support DA2 and DA3.

The EAR is summarised as follows where related to the DA3 Project Area:

- The DA3 Vegetation Clearing Footprint (Appendix I) contains approximately 0.5 ha of Category R vegetation and 10.8 ha of Category X vegetation.
- There are no State-mapped prescribed RE containing remnant vegetation (MSES Regulated Vegetation) mapped within the DA3 Project Area or DA3 Vegetation Clearance Footprint.
- Ground-truthed RE mapping confirmed no remnant or regrowth REs within the DA3 Vegetation Clearance Footprint. DA3 Project Area is non-remnant.
- Two fauna habitat types were identified.
- Two MSES were identified within the DA3 Vegetation Clearance Footprint**:** Waterways for Waterway Barrier Works and Protected Wildlife Habitat for 3 conservation significant fauna species (refer to Section 4.6 of Appendix I)**.** Vegetation clearing and waterway barrier works will be undertaken in accordance with the respective Accepted Development Requirements and are therefore exempt from Significant Residual Impact (SRI) assessment. Should compliance with the Accepted Development Requirements not be achieved, a DA will be required and SRIs assessed.

The key impact of the Project will be during construction which will result in the loss of vegetation and fauna habitat loss. Additional potential impacts include reduced opportunities for fauna movement, heightened biosecurity risks, increased risk of erosion and sedimentation of waterbodies and indirect disturbances such as noise, light, and dust. All potential impacts associated with the Project are discussed in detail in Section 5.0 of Appendix I.

Avoidance and mitigation measures associated with the Project are discussed in detail in Section 6.0 of Appendix I. The following provides a summary of avoidance and mitigation measures:

- Pre-clearance surveys will be undertaken for threatened species ‘Known’ and likely to occur within the DA3 Vegetation Clearence Footprint. If these threatened species (and other threatened species should they be found) cannot be avoided, then a species-specific Species Management Program (SMP) will be prepared.
- Where avoidance is not possible, the following management plans will be implemented to reduce impacts on vegetation, flora and fauna:
    - CEMP
    - OEMP
    - Vegetation and Fauna Management Plan (VFMP)
    - Erosion Sediment Control Plan (ESCP)
    - Stormwater Management Plan.
    - Decommissioning Management Plan
    - Progressive Rehabilitation Plan

- BMP
- Species-specific SMPs.

In summary the EAR concluded:

- The potential impacts on ecological values including threatened species habitat have been appropriately considered through the Project design and will be further minimised and mitigated throughout the construction and operational phases.
- Offsets under the *Environmental Offset Act 1994* are not required.

Overall, the Project demonstrates compliance with the Objectives of the Development Scheme through the above avoidance and mitigation measures.

5.4 Electromagnetic Interference Assessment

An EMI assessment was undertaken for the Project by DNV Australia Pty Ltd (DNV). The assessment is provided in Appendix J. The EMI assessment has been developed to support DA2 and DA3. The following summarises the assessment.

The EMI assessment was undertaken to assess radiocommunication infrastructure around the Project to determine if electromagnetic interference would be experienced as a result of the development and operation of the Project. The assessment considered the Project's impacts on interference caused by electromagnetic noise (radio noise), radio frequency interference, point-to-point links, point-to-multipoint links and other radiocommunication licences.

The EMI assessment is summarised as follows where related to DA3 Project Disturbance Footprint:

- The assessment identified one point-to-point link crossing the OHTL within the DA3 Project Disturbance Footprint (Figure 8, Appendix J) operated by Aurizon Network Pty Ltd (Aurizon) being Link #3.
- Link #3 is expected to have the potential for interference impact to point-to-point links.
- Stakeholder consultation was undertaken with Aurizon to determine the likelihood of the OHTL causing interference with the point-to-point links crossing the OHTL with the DA3 Project Disturbance Footprint. The following was received in response to the consultation:
  - Potential interference to Link #3 point-to-point links that cross the proposed OHTL route (Figure 8, Appendix J)
  - Several point-to-multipoint systems may be affected
  - Concerns about the potential impacts on their other operational systems in the vicinity of the Project, including signaling infrastructure, train operations and TETRA (mobile radio communications).

In response to Aurizon's response, the EMI assessment has considered the following mitigation measures:

- If interference to Aurizon's point-to-point or point-to-multipoint links caused by the physical presence of the Project, potential mitigation options to be considered during detailed design may include upgrading the equipment for the links, re-routing the links, installing additional towers, or replacing the affected links with alternative communications infrastructure.
- If localised interference to Aurizon's mobile radio systems is experienced, this can potentially be addressed by the user relocating a short distance to achieve a clearer signal or, where appropriate, by using an external antenna to improve reception. Additional mitigation options may include increasing signal strength from the affected or nearby towers or installing a signal repeater or an additional tower on the opposite side of the Project.

- Interference caused by electromagnetic noise is considered unlikely but can be avoided by designing and installing the OHTL using equipment that minimises the potential for corona and gap-type discharges, and performing regular maintenance to identify and repair loose or broken hardware and wires. In the event that interference caused by electromagnetic noise is experienced after the OHTL are operational, the mitigation options outlined above for the relevant signal or service may be applicable.

It is noted that any proposed mitigation measures to address Aurizon's communication and operational systems will need to be identified and agreed through consultation with Aurizon during detailed design.

In summary, the EMI assessment concluded:

- The proposed OHTL has the potential to interfere with Aurizon's point-to-point links crossing the proposed OHTL route.
- Aurizon have raised concerns regarding their other communication services surrounding the Project and have asked for any mitigation solutions to be shared with them for review.

Overall, the Proponent intends to continue engaging with Aurizon during the detailed design phase to identify and implement suitable mitigation strategies if interference is confirmed based on the Project's detailed design.

5.5 Flood assessment and stormwater management plan

A FASMP was undertaken for the Project. The assessment is provided in Appendix K. The FASMP has been developed to support DA2 and DA3. The following provides a summary of the assessment.

The assessment presents the stormwater management assessment and hydraulic modelling undertaken to evaluate flood behaviour within DA3 Project Disturbance Footprint under existing (pre-development) conditions.

The purpose of the assessment is to demonstrate that DA3 achieves compliance where related to flooding within the Objectives of the Development Scheme.

The following summarises the results of the FASMP where related to DA3 Project Disturbance Footprint:

Stormwater quantity management:

- The topography of the DA3 Project Disturbance Footprint is generally flat, and surface stormwater runoff primary occurs as sheet flow towards the natural streams.
- A minor increase in surface runoff generated by the monopoles and access tracks is considered negligible given the small contribution in impervious areas and the dispersed nature of the infrastructure relative to the size of the broader catchment.

Stormwater quality management:

- Impacts to stormwater quality are not expected to be substantial as the contribution of the areas to be disturbed by the monopoles and access tracks as discussed in Section 3.0 of Appendix K are not significant where the proposed mitigations measures are adopted and implemented.

Sediment and erosion control:

- A Preliminary ESCP was prepared in December 2025 to support the EPBC Act Referral, including the extent of the Project. Section 3.0 of Appendix K has detailed the risks and mitigation measures to be adopted during design, construction and operational phases of the Project. The Plan has demonstrated compliance with the Best Practices in Erosion and Sediment Control.

Flood assessment:

The proposed design layout and flood analysis for existing conditions indicate that:

- That monopoles NP31 and NP32 will be designed outside of the 1% Annual Exceedance Probability (AEP) flood extent.

- Proposed access tracks are to be designed with appropriate cross-drainage measures to ensure that there are no or minor adverse impacts on flood behaviour.
- Access tracks crossing minor flowpath ephemeral waterway areas will be constructed at existing ground level, with only minor local adjustments to maintain natural sheet flow, and as such not causing flood impacts.
- Access tracks at waterway crossings that require culvert installations will incorporate dedicated culvert or floodway structures to improve trafficability. In accordance with the Accepted Development Requirements for operational works that is constructing or raising waterway barrier works (September 2025, or as amended), potential flood impacts associated with these crossings can be mitigated through appropriate design measures, such as providing sufficient culvert cells to avoid concentrating flowpaths, lowering culvert invert levels, or reducing the overall crossing elevation. Final sizing will be refined during the detailed design phase.
- Once the design floor levels of the critical infrastructure (monopoles) are finalised, the flood level immunity of those assets must be confirmed.

Overall, the Project demonstrates compliance with the Objectives of the Development Scheme through the above avoidance and mitigation measures. A detailed assessment of the Project against the applicable benchmarks relating to flooding under the Development Scheme has been included in Appendix K.

5.6 Environmental Hazard, Health and Safety Assessment

An EHHSA was undertaken for the Project and prepared by AECOM. The EHHSA is provided in Appendix L. The following summarises the assessment. The EHHSA has been developed to support DA2 and DA3.

The purpose of the EHHSA was to review the hazards related to:

- **Existing built environment:** underground gas pipelines, roads, rail corridors, and transmission lines.
- **Natural environment:** bushfires, flooding, and cyclones.
- **Construction activities:** vehicle movement, waste management, hazardous substances, hot works, and site security.

The purpose of the assessment is to demonstrate that DA3 achieves compliance where related to hazards within the Objectives of the Development Scheme.

The EHHSA is summarised as follows where related to the DA3 Project Disturbance Footprint:

- The DA3 Project Disturbance Footprint contains a gas pipelines operated by Santos GLNG Pty Ltd (PPL 166), Australia Pacific LNG Gladstone Pipeline Limited (PPL 163) and APA WGP Pty Ltd (PPL 154). Risks from these hazards can be minimised through the mitigation proposed within Section 4.0, Appendix L.
- Local road reserves will be used for access to the DA3 Project Disturbance Footprint. The Project is not proposing to modify the alignment of these roads and only minor modifications are proposed to Duck Holes Road, however, will be used for construction and transportation of infrastructure. Risks from these hazards can be minimised through the mitigation proposed within Section 4.0, Appendix L.
- The DA3 Project Disturbance Footprint is located to the south of the Moura Railway Line (owned by Aurizon Network Pty Ltd. The Project does not intersect the rail corridor, however, proposed works will occur within close proximity to the corridor. This proximity introduces the potential for interaction between construction equipment and locomotive movements. Risks from these hazards can be minimised through the mitigation proposed within Section 4.0, Appendix L.

- In Queensland, tropical cyclones mostly form from lows within the monsoon trough and affect the northern areas of the state. While relatively uncommon, these systems are generally formed during summer months and affect coastal areas most. Risks from these hazards can be minimised through the mitigation proposed within Section 4.0, Appendix L.
- Construction activities for the Project introduce risks primarily related to vehicle and plant operations, waste management, hazardous substances, hot works, and site security. The hazards have been discussed in further detail within Table 7, Appendix L. These hazards are typical to a construction site and risks from these hazards can be minimised through the mitigation proposed within Section 4.0, Appendix L.

The EHHSA key recommendations include:

- Early engagement with stakeholders such as Santos GLNG Pty Ltd, Australia Pacific LNG Gladstone Pipeline Limited, APA WGP Pty Ltd, QR, and local authorities.
- Implementation of robust safety management systems for construction and operation.
- Compliance with relevant Australian Standards and statutory requirements.
- Development of mitigation plans and emergency response plans for bushfire, flood, and cyclone scenarios.

The EHHSA concluded that the proposed design can be constructed and operated safely and complies with the Objectives of the Development Scheme provided that recommended mitigation measures and established construction management practices are implemented. Continuous monitoring and stakeholder communication will be essential throughout the Project lifecycle to manage emergent risks effectively.

5.7 Landscape and Visual Impact Assessment

A LVIA was undertaken for the Project by LatStudios Pty Ltd (LatStudios). The assessment is provided in Appendix M. The LVIA has been developed to support DA2 and DA3. The following summarises the assessment where related to DA3 Project Area.

The intent of the LVIA is to assess the suitability of the Project within the landscape, as well as considering the potential extent and degree of landscape impacts and visual effects on people living in and travelling through the surrounding landscape.

The LVIA has considered the relevant Objectives of the Development Scheme.

In relation to impacts on views and visual amenity, siting of the OHTL monopoles in the SDA are not uncommon with exiting OHTL being located within the SDA easement, and on this basis, OHTL are consistent with the existing landscape character.

The DA3 Project Disturbance Footprint does not fall within areas identified as having district or regional scenic amenity values, however, areas of mapped scenic value are located within the LIVA Study Area (refer Appendix M [Appendix 1]), and impacts on these areas have been considered as part of the assessment.

Five Landscape Character Types (LCTs) were identified with associated Landscape Character Areas (LCAs). DA3 Project Area is subject to LCT Type C of which 2 LCAs pass through the area being LCA C1 and LCA C2. These impacts are summarised as follows:

- Direct Minor, Not Significant impacts on LCT C (LCA C1: West Mount Alma Lowland Rural Plains and LCA C2: North Mount Alma Lowland Rural Plains) due to the noticeable impact of the proposed OHTL infrastructure within a rural area that features existing OHTL infrastructure. The Project will be directly noticeable as it crosses the Dawson Highway, but aside from this, the Project may be visible within the rural landscape in cleared areas and in relation to the existing grazed lowlands.
- These impacts will be Not Significant as they will only occur in a localised area and will not fundamentally change the character of the LCTs at a large scale or regional level.

As part of the visual impact assessment, potential views within up to 10 km of the Project Area were considered and seven public viewpoints were selected.

The LVIA concluded where related to DA3 that there would not be any significant impacts on representative views and also concluded there would be:

- Minor, not significant impacts on passing travellers, isolated rural residents and rural workers north of the Calliope River (Viewpoint 4 from Duck Holes Road) with moderately distant, partially filtered views toward the Project and on passing travellers and rural workers along the Dawson Highway (Viewpoint 7) who may experience distant, somewhat open views toward the Project.

In summary, the LVIA concluded:

- In relation to impacts on views and visual amenity, siting of the OHTL monopoles within the Project Area are not uncommon and are consistent with the existing landscape character.
- The assessment of the Projects impacts on landscape character concluded that there would be no significant impacts.
- The assessment on visual impact concluded that the operational phase of the Project will have the greatest impact visual amenity. With the greatest visual impact identified to travellers along the Dawson Highway for a short duration. Similar views will be experienced by a small number of nearby rural residential receptors and workers.

The LVIA recommended to:

- Retain existing vegetation within and along the perimeter of DA3 Project Area where fronting the Dawson Highway.

Overall, the LVIA confirmed that the Project has no significant impacts with the highest being a moderate impact which relates to views of the Project from the Dawson Highway which can be mitigated through the retention of existing vegetation along the perimeter of DA3 Project Area.

5.8 Traffic Impact Assessment

A TIA was undertaken for the Project by Access Traffic Pty Ltd (Access Traffic). The assessment is provided in Appendix N. The TIA has been developed to support DA2 and DA3. The following summarises the assessment where related to DA3 Project Area.

The TIA has been prepared for the Project to address the Objectives of the Development Scheme and State Code 1: Development in a state-controlled road environment (Appendix E) of the SDAP Codes to determine the potential impact that the construction and operation phases of the Project may have on the traffic operations of the surrounding road network and pavement condition.

In summary the TIA concluded that the Project's construction phase was the most critical in terms of traffic impact. The proposed peak construction works were conservatively forecast to lead to varying increases in traffic volumes on the sections of the external road network relevant to the Project.

Ongoing operations phase of the Project was identified to only generate periodic (i.e. not daily) movements on the external road network associated with scheduled inspection and maintenance works.

It is acknowledged that the traffic impact both during construction and operation for the 2 monopoles and access tracks would be minimal for DA3 and the majority of construction and operational traffic assessed as part of the TIA would be generated by DA2 infrastructure. The TIA has recommended upgrade and treatments to mitigate the impacts of the increases in traffic during construction and operations phases of the Project which will form part of DA2. These upgrade works are not discussed herein as they are not applicable to DA3 Project Area, as they are outside the DA3 Project Area, and these can be referred to in Appendix N.

Despite the above, the following provides for a summary of the preliminary desktop pavement impact assessment to demonstrate that the Project as a whole has a minimal impact:

- Heavy Vehicle movements are expected to lead to negligible increases in pavement loadings (<5%) on the state-controlled road network.

- The Dawson Highway section between Taragoola Road (Ch. 21.750 km) and Duck Holes Road (Ch. 64.433 km) will see significant heavy vehicle (HV) increases due to gravel and concrete deliveries from local operations. Mitigation of these impacts will rely on the quarry and batch plant operators' standard per-tonne maintenance contributions to DTMR.
- Additional vehicle movements from the construction phase of the Project will have a significant (>5%) increase in pavement loadings on the GRC controlled link of Duck Holes Road, between the Dawson Highway and the proposed DA2 Project Area access.
- The proposed widening of 7 m to Duck Holes Road as part of either the Upper Calliope Solar Farm or this Project are considered adequate to offset the additional pavement loading from the Project.
- No pavement mitigation works or contributions are required to offset the temporary (15 month) increase in pavement loading on the external road network.

The TIA concluded that the Project is not expected to adversely impact the relevant sections of the external transport networks or road infrastructure and no conflicts were identified in the assessment of the Project against the Development Scheme or State Code 1: development in a state controlled road corridor (Appendix E).

5.9 Bushfire Management Plan

A BMP was undertaken for the Project by Land and Environment Consultants (LEC). The assessment is provided in Appendix O. The BMP has been developed to support DA2 and DA3. The following summarises the assessment.

The BMP has been prepared for the Project to address the Objectives of the Development Scheme where related to bushfire. The BMP has been prepared using the technical guideline in Bushfire Resilient Communities Technical Reference Guide for the SPP State Interest ‘Natural Hazards, Risk and Resilience’ (BRC Guide). The DA3 Project Area is not mapped as a bushfire prone area under the SPP mapping however, a detailed assessment of the Project against the Objectives of the Development Scheme has been included in Appendix O.

The BMP included a comprehensive desktop assessment followed by a site inspection of the Project Area on 2 March 2026. During the site inspection a radiant heat exposure assessment was undertaken using the Fire Protection Associate of Australia BAL calculator.

The BMP is summarised as follows where relating to DA3 Project Area:

- The severe fire weather map in Qspatial indicates the 5% AEP forest fire danger index (FFDI) for the Project is 66. This FFDI value has been used for the potential bushfire intensity calculations in Section 3.4, Appendix O and the radiant heat exposure assessment in Section 5.5, Appendix O. FFDI of 66 will be associated with hot, dry and windy conditions. Should a bushfire start under these conditions, it will be fast moving in large areas of unmanaged vegetation.
- There have been numerous bushfires within and adjoining DA3 Project Disturbance Footprint over the last 20 years, it is unknown if the fires were planned burns or bushfire emergencies.
- The DA3 Project Disturbance Footprint is primarily grasslands which are used for grazing livestock and appears to have been burnt recently.
- Activities within the Moura System railway and the Dawson Highway have the potential to cause bushfire which could have an impact on the Project including trains braking, hot works and smoking.
- The DA3 Project Disturbance Footprint and DA3 Project Area do not contain landscape features (i.e. steep slopes or ridgelines) that will exacerbate the risk of bushfire or grassfire hazard.
- The Project does not involve the storage of hazardous materials.

The BMP has recommended the following mitigations to demonstrate compliance with the Objectives of the Development Scheme:

- Vegetation within the 60 m wide easement for the OHTL must be maintained in accordance with Powerlink’s vegetation management specifications.

- Access tracks must be designed and constructed to meet Powerlink's guideline for transmission line access tracks 6.4, Appendix O.
- All woody vegetation cleared from the site during construction must be removed or mulched.

Overall, the BMP concluded that with the implementation of the above mitigations, the Project will comply with the Objectives of the Development Scheme.

6.0 Conclusion

This Planning Assessment Report, prepared by AECOM on behalf of Wooderson Solar Development Co Pty Ltd, supports an impact assessable DA to OCG to obtain a Development Permit for Material Change of Use for Major Electricity Infrastructure. The works outlined in this DA include connection to the NEM through an 840 m section of 275 kV OHTL.

This DA, consisting of the Planning Assessment Report and supporting technical assessments has provided a detailed assessment of the relevant Development Scheme, SPP and SDAP provisions to demonstrate compliance with the relevant assessment benchmarks.

AECOM considers there are sufficient grounds to warrant the approval based on the following:

- The Project aligns with the priority outcome sought for electricity infrastructure in the Regional Plan, assisting in the growth of energy generation capabilities by providing connection to the NEM. This contributes to the delivery of key Commonwealth and State renewable energy targets, as well as the growth of local, state, and national economy.
- The Project aligns with the priority outcome sought for electricity infrastructure in the Regional Plan, assisting in the growth of energy generation capabilities by providing connection to the NEM.
- The assessment of the Project against the Objectives of the Development Scheme, and State Codes has demonstrated that the land uses have been appropriately sited and the Project does not compromise the intent of the Development Scheme.
- Stakeholder consultation has been undertaken with the community (local residents, businesses and organisations), Traditional Owners and applicable regulators.
- PPL holders have been engaged to ensure the integrity of their infrastructure is maintained. PPL holders have not identified any conflicts that the Project will cause on their existing infrastructure.
- The Proponent will negotiate and enter a pipeline crossing agreement with each PPL holder prior to commencement of construction to make sure that the Project allows for safe, continued operation of the existing underground gas pipelines.

Supporting technical assessments demonstrate compliance with relevant assessment benchmarks and are summarised as follows:

- The DALA (Appendix G) has demonstrated that the Project will not impact on productivity of agricultural land availability or use, as cattle grazing will be able to continue in and around the DA3 Project Area.
- The AIA (Appendix H) has demonstrated that the Project is not anticipated to create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities.
- A field-based EAR (Appendix I) identified that DA3 Project Disturbance Footprint has sought to avoid impacts to ecological values onsite. Key risks to ecological values were identified to be during construction related to impacts from vegetation clearing. These impacts can be managed through a range of mitigation measures such as the inclusion of specific management plans.
- The EMI Assessment (Appendix J) has concluded that the Project may have the potential to interfere with Aurizon's point-to-point crossing the proposed OHTL route and communication services. The Proponent intends to continue to engage with Aurizon during the detailed design phase to identify and implement suitable mitigation measures.
- The Project will result in a minor increase in surface runoff generated by the monopoles and access tracks however, these are considered negligible given the small contribution in impervious areas and the dispersed nature of the infrastructure relative to the size of the broader catchment (Appendix K).
- All identified environmental hazards, health and safety implications were assessed under the EHHSA (Appendix L) all identified hazards can be suitably mitigated during construction and ongoing operations. Specific mitigation measures for the pipelines have been proposed for construction and operational phases of the Project.

- RPEQ certified TIA (Appendix N) determined that the Project will have minimal ongoing impact to the capacity of the surrounding road network and traffic operation.
- A field-based LVIA (Appendix M) demonstrates that the Project will not result in any significant impacts on the landscape character or general visual amenity of the LVIA Study Area. Impacts were considered to be minor due to the existing transmission infrastructure and can be managed through mitigation measures.
- A field-based BMP (Appendix O) demonstrates that the Project is primarily affected by grassfire hazard area. Mitigation measures must be implemented to ensure that the Project complies with the Development Scheme.

As such, it is recommended that OCG and referral agencies favourably consider this DA with reasonable and relevant conditions.

Appendix A

Land owners consent

Owner's consent for making an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971*

Individual owner's consent

I, Janice Denise Quinn

as owner of the premises identified as follows:

Lot 1 RP616641 title reference 30559091

consent to the making of an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971* by:

Wooderson Solar Development Co Pty Ltd ACN 675 111 823

on the premises described above for:

SDA application for Development Permit for a Material Change of Use for a Major Electricity Infrastructure

Denise Quinn

Signature of Janice Denise Quinn

25/3/2026

Date

The *State Development and Public Works Organisation Act 1971* is administered by the Department of State Development, Infrastructure and Planning, Queensland Government.

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Office of the
Coordinator-General

Our ref: DGBN26/137

23 March 2026

Mr Lachlan Mitchell
Development Project Manager
Wooderson Solar Development Co Pty Ltd
lachlan.mitchell@res-group.com

Dear Mr Mitchell

Request for landowner's consent to lodge an SDA application

I refer to your email dated 16 March 2026, and the attached request dated 12 March 2026 for consent to lodge a State Development Area (SDA) application for a Material Change of Use for Wooderson Solar Development Co Pty Ltd's proposed overhead transmission line crossing the Callide Infrastructure Corridor State Development Area (CICSDA).

As the holder of the Easement in Gross No. 714249977 (Easement AE on SP239330) on part Lot 1 on RP616641 in the CICSDA, to which the proposed SDA application pertains, the Coordinator-General has requested that I respond on his behalf.

As delegate of the Coordinator-General, I consent to the lodgement of an SDA application over Easement in Gross No. 714249977 (Easement AE on SP239330) on part Lot 1 on RP616641, by Wooderson Solar Development Co Pty Ltd or their nominated planning consultant.

By consenting to the lodgement of the SDA application, the Coordinator-General does not:

- waive any of the Coordinator-General rights as holder of the Easement in Gross No. 714249977 (Easement AE on SP239330) on part Lot 1 on RP616641 under any law, or
- give or warrant any representation that the Coordinator-General, State of Queensland, or any other person has granted or will grant the proponent or any other person rights to occupy or use any part of the land in future.

1 William Street
Brisbane Queensland 4000
PO Box 15517
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.coordinatorgeneral.qld.gov.au
ABN 29 230 178 530

Furthermore, nothing in this letter:

- restricts or fetters the exercise by the Coordinator-General, the State of Queensland, or any other relevant authority of any rights, powers or discretions, or any planning resumptive or other regulatory power, or
- acts as an estoppel, warranty or representation or creates an agreement of any kind.

This consent is valid for a period of six months from the date of this letter.

If you require any further information, please contact Ms Wendy Brewster, Principal Property Officer, Land Acquisition and Asset Management, Office of the Coordinator-General at wendy.brewster@coordinatorgeneral.qld.gov.au, or on (07) 3035 0139, who will be pleased to assist.

Yours sincerely



Krystal Baker
Executive Director
Strategy and Business
(as delegate of the Coordinator-General)

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**30559091**	**Search Date:**	12/02/2026 10:38
Date Title Created:	02/04/1986	**Request No:**	55030508
Previous Title:	30378076, 30378077		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 616641
Local Government: GLADSTONE

For exclusions / reservations for public purposes refer to Plan RP 616641

REGISTERED OWNER

Dealing No: 723091616 28/02/2024

JANICE DENISE QUINN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10725142 (POR 411)

2. EASEMENT IN GROSS No 714249977 06/01/2012 at 12:05
burdening the land
THE COORDINATOR-GENERAL
over
EASEMENT AE ON SP239330

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
717897558	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	15/03/2017 08:59	CURRENT
717924130	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	27/03/2017 14:30	CURRENT
719688857	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	22/10/2019 11:02	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested by: D-ENQ INFOTRACK PTY LIMITED

Appendix B

Properly made checklist

SDA Properly Made Checklist

Items		Location
Be made to the Coordinator General in the approved form including:		
a.	Include an accurate description of the land, the subject of the application	Refer Section 1.1 of the Planning Assessment Report
b.	Include the name and address of the applicant	
c.	Identify the proposed use or uses for which approval is sought	
d.	The written consent of the owner of the land.	Appendix A of the Planning Assessment Report.
e.	State the referral triggers under the Planning Act (and referral entities if known) for the application.	Refer Table 2 of the Planning Assessment Report
f.	If the application is part of a larger development, include a description of the larger development and details of how the application relates to the larger development.	Refer to Section 1.0 of the Planning Assessment Report
g.	Include a statement on whether the development has been, is or will be subject to an EIS or IAR.	Not Applicable The development will not be subject to an EIS or IAR.
Be accompanied by:		
a.	A planning report.	Refer herein
b.	If one has been prepared, an EIS or IAR relevant to the application including an EIS or IAR evaluation report.	Not Applicable
c.	Payment of the relevant fee, if prescribed by regulation.	Application fee has been paid prior to lodgement.

Appendix C

Pre-lodgement notes

Weightman, Renee

From: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Sent: Thursday, 22 January 2026 12:23 PM
To: Weightman, Renee
Cc: Matthew Holznagel; Travis Johnson; Wendy Paton
Subject: Re: Prelodgement - Wooderson Solar Farm Overhead Transmission Line
Attachments: 2025 DSDIP LicenceAgreement_CompanyName_DDMMYYYY.doc

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report Suspicious

Hi Renee,

Please refer attached form which our Spatial team require to be completed prior to the release of the data. Please send this form back to Travis and myself, and we'll distribute internally to ensure it goes through the right channels.

In relation to your second query, although the OCG website notes that the SDA corridor can accommodate up to eight pipelines, this is a theoretical capacity statement rather than a pre-determined layout. The Coordinator General intentionally avoids prescribing fixed spatial allocations within SDAs and does not pre-allocate positions or maintain detailed internal layouts for future pipelines.

Pipeline alignments within an SDA corridor are assessed on a project-by-project basis and determined through each proponent's detailed engineering, safety and impact assessment requirements. Because of this approach, the OCG does not prepare or hold a plan showing future PPL allocations within the easement.

Trust this clarifies. Please send back the form when available and we'll distribute internally.

Kind Regards,

Maddison Granzin
Senior Planner, Planning Services
Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
P +61 7 3452 7562
Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15517, City East QLD 4002

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From: Weightman, Renee <renee.weightman@aecom.com>
Sent: Thursday, January 22, 2026 8:52 AM
To: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Cc: Matthew Holznagel <Matthew.Holznagel@coordinatorgeneral.qld.gov.au>; Travis Johnson <travis.johnson@coordinatorgeneral.qld.gov.au>
Subject: RE: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Thanks Maddison

If OCG have the spatial files that would be helpful.

On OCG website it indicates that the SDA can accommodate up to 8 pipelines within the easement. My thoughts are to have that intent, OCG may have a plan that shows the allocations for PPL in the easement. I thought that if we can get this, we can provide additional justification in our report to support the objectives.

If you are available today for a quick catchup, I am more than happy to discuss.

Thanks

Renee Weightman

Principal Planner
M +61 431 824 446

renee.weightman@aecom.com

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From: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Sent: Wednesday, 21 January 2026 3:54 PM
To: Weightman, Renee <renee.weightman@aecom.com>
Cc: Matthew Holznagel <Matthew.Holznagel@coordinatorgeneral.qld.gov.au>; Travis Johnson <travis.johnson@coordinatorgeneral.qld.gov.au>
Subject: Re: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Hi Renee,

Thanks for your email. I've copied Travis into this email who was in the prelodgement meeting.

Could you please confirm if you're after the spatial data for the pipe locations?

The PPL licenses site with the Department of Natural Resources and Mines.

Kind Regards,

Maddison Granzin
Senior Planner, Planning Services
Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
P +61 7 3452 7562
Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15517, City East QLD 4002

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From: Weightman, Renee <renee.weightman@aecom.com>
Sent: Monday, January 19, 2026 3:00 PM
To: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Cc: Matthew Holznagel <Matthew.Holznagel@coordinatorgeneral.qld.gov.au>
Subject: RE: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Thanks Maddison

Further to the prelodgement meeting and to assist us in responding to the items raised below, can the OCG provide the following:

- does the OCG have any plans of the PPL licenses that you can share?
- As per the SDA website, the easement allows up to eight underground gas pipelines, are there any plans available that shows this so we can further demonstrate the suitability of the monopole locations in the easement ?

We can obtain some information from QLD Globe, however its very low detail.

Regards,

Renee Weightman

Principal Planner
M +61 431 824 446

renee.weightman@aecom.com

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From: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Sent: Monday, 12 January 2026 3:20 PM
To: Weightman, Renee <renee.weightman@aecom.com>

Cc: Matthew Holznagel <Matthew.Holznagel@coordinatorgeneral.qld.gov.au>
Subject: Re: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Hi Renee,

My apologies for the delay in getting back to you on this!

Please find below notes from our end, with the attachments promised at the meeting:

- The Wooderson Solar Farm Overhead Transmission Line is proposed to connect the Wooderson Solar Farm to Powerlink Infrastructure
- It's noted that to achieve the overall development intent, there will be three (3) seperate applications lodged, being:
    - DA 1 - DA to SARA for Solar Farm
    - DA 2 - DA to Gladstone Regional Council for areas outside SDA
    - DA 3 - DA to Office of the Coordinator-General for areas in SDA
- It is acknowledged that 'Major Electricity Infrastructure' is not a defined use under the Callide SDA.
- Where not a defined use. the proposed development will be assessed on its ability to co-exist with both existing and future gas infrastructure.
- The proponent will be required to provide details on how the proposed development interacts with the existing, and any future planned, infrastructure in the Callide corridor.
- It's understood that preliminary engagement has occurred with LNG providers. It would be beneficial to provide any details of this engagement with OCG to inform our assessment.
- Any future development application should confirm the separation requirements to gas infrastructure.
- It's understood the proposed tenure arrangement involves an easement benefiting the solar farm through to the Powerlink substation.
- It's understood that the current Powerlink easement alignment is not feasible due to conflicts with vehicular crossovers and sensitive receptors
- OCG recommends allowing a minimum of 10 business days to obtain Owner's Consent from our Land Management team
- As part of the request for Owner's Consent, the Land Management team will require detailed proposal plans and details on any impacts to the gas pipeline to facilitate OCG engagement with LNG providers

As discussed at the meeting, please also find links to our Public Consultation Policy and Fee Schedule below:

Public Consultation:
https://www.coordinatorgeneral.qld.gov.au/__data/assets/pdf_file/0019/33148/sda-public-consultation-policy.pdf

Fee Schedule:
https://www.statedevelopment.qld.gov.au/__data/assets/pdf_file/0029/95924/Guideline-to-State-development-area-fees.pdf

Any further questions, please feel free to get in contact.

Kind Regards,

Maddison Granzin

Senior Planner, Planning Services
Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
P +61 7 3452 7562
Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15517, City East QLD 4002

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From: Weightman, Renee <renee.weightman@aecom.com>
Sent: Monday, January 12, 2026 2:22 PM
To: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Subject: RE: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Hi Maddison

Hope you had a nice break and Happy New Year.

Just following up on the prelodgement meeting notes from our meeting with OCG late last year, and when these would be available?

Should you have any questions, please don't hesitate to contact me to discuss.

Regards,

Renee Weightman

Principal Planner
M +61 431 824 446

renee.weightman@aecom.com

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-----Original Appointment-----
From: Weightman, Renee On Behalf Of Maddison Granzin
Sent: Wednesday, 10 December 2025 4:42 PM
To: Lachlan Mitchell; Bradleigh Gray; Timothy Chan
Subject: FW: Prelodgement - Wooderson Solar Farm Overhead Transmission Line
When: Monday, 15 December 2025 12:00 PM-12:30 PM (UTC+10:00) Brisbane.
Where: Microsoft Teams Meeting

Weightman, Renee

From: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Sent: Monday, 12 January 2026 3:20 PM
To: Weightman, Renee
Cc: Matthew Holznagel
Subject: Re: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

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Report Suspicious

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Fee Schedule:
https://www.statedevelopment.qld.gov.au/__data/assets/pdf_file/0029/95924/Guideline-to-State-development-area-fees.pdf

Any further questions, please feel free to get in contact.

Kind Regards,

Maddison Granzin
Senior Planner, Planning Services
Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
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Level 14, 1 William Street, Brisbane QLD 4000
PO Box 15517, City East QLD 4002

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From: Weightman, Renee <renee.weightman@aecom.com>
Sent: Monday, January 12, 2026 2:22 PM
To: Maddison Granzin <Maddison.Granzin@coordinatorgeneral.qld.gov.au>
Subject: RE: Prelodgement - Wooderson Solar Farm Overhead Transmission Line

Hi Maddison

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Just following up on the prelodgement meeting notes from our meeting with OCG late last year, and when these would be available?

Should you have any questions, please don't hesitate to contact me to discuss.

Regards,

Renee Weightman

Principal Planner
M +61 431 824 446

renee.weightman@aecom.com

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Department of
State Development,
Infrastructure and Planning

SARA reference: 2511-49340 SPL
Applicant reference: 60748426

4 December 2025

Central Queensland Power
C/- AECOM Australia Pty Ltd
katherine.jaenke@aecom.com / renee.weightman@aecom.com

Dear Central Queensland Power

SARA Pre-lodgement advice – Wooderson Solar Farm Overhead Transmission Line

I refer to your pre-lodgement request received on 17 November 2025 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 17 November 2025. This advice should be read in conjunction with advice previously issued by SARA on 25 January 2024 and 24 May 2024 (SARA reference 2312-38340 SPL).

Development details

Summary of proposal:	Proposed 11km 275kV overhead transmission line (OHTL) and new switching station connecting the proposed Wooderson Solar Farm to the proposed Powerlink Calvale to Calliope River transmission line. There are two location options for the switching station (shown as options A and B on the provided plans).
Description:	Development Permit for a Material Change of Use for Major Electricity Infrastructure
SARA role:	Referral agency
SARA jurisdiction under the Planning Regulation 2017:	Schedule 10, Part 9, Division 1, Table 1, Item 1 (10.9.1.1.1) – Development on designated premises Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a State transport corridor Note: Refer to Table 1, Item 1 for further information.
Street address:	6902 Dawson Highway, Mount Alma; 6685 Dawson Highway, Mount Alma; 7808 Dawson Highway, Mount Alma; 2919 Mount Alma Road, Mount Alma; Dawson Highway, Mount Alma
Real property description:	Lot 12 on SP199383; Lot 13 on SP200915; Lot 15 on SP200914; Lot 1

	on RP609064; Lot 1 on RP616641; Lot 412 on CL40158 and Lot 481 on CL40224

Pre-lodgement advice

SARA provides the following pre-lodgement advice:

- Table 1: SARA advice in response to applicant's request

Table 1: SARA advice in response to your request	
1.	**Advice requested:** Confirmation of SARA triggers
	A development application for a Development Permit for a Material change of use for Major Electricity Infrastructure must be lodged to the Gladstone Regional Council as the assessment manager. SARA is a referral agency and would undertake an assessment of the development application in accordance with the following provisions of the Planning Regulation 2017: • Schedule 10, Part 9, Division 1, Table 1, Item 1 - Development on designated premises. The prescribed fee is 1,714 fee units in accordance with item 8. SARA's assessment must have regard to the designation for the Calvale to Larcom Creek 275kV Transmission Line. • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a State transport corridor. The applicable fee will depend on whether the development involves a new relevant vehicular access to a State transport corridor. The relevant state codes under the State Development Assessment Provisions (SDAP) are State code 1: Development in a state-controlled road environment and State code 2: Development in a railway environment.
2.	**Advice requested:** Confirmation regarding any specific assessment benchmarks or requirements in the State Development Assessment Provisions which should be addressed within the Planning Report and/or supporting technical studies. Advice is also sought regarding whether any additional reporting is required.
	The provision of a Traffic Impact Assessment as discussed in section 2.2.2 of the AECOM memo is supported. The Traffic Impact Assessment should be undertaken in accordance with the procedures in the Department of Transport and Main Roads' (DTMR) *Guide to Traffic Impact Assessment* (GTIA). The assessment should address, but not be limited to, the following: • Each impact assessment area type under Table 6.4 of the GTIA should be considered to identify which impact type warrants further assessment under the relevant chapters. For example, 'road link capacity' and 'pavement' impact types may not warrant further assessment if they do not trigger their relevant impact types; • The assessment must be undertaken by a Registered Professional Engineer of Queensland in accordance with section 7.3 of the GTIA; • The AECOM memo does not appear to provide any information on the access arrangements into the site for construction and maintenance. The assessment will need to consider which access and intersections are required and whether any works are required to facilitate access. Based on Figure 1 provided within the AECOM memo it is assumed the transmission connection project does not affect any rail level crossings.

	Option A for the switching station appears to be located immediately adjacent to the railway corridor. Application information should include details of the setback of the switching station from the corridor. The 'Reference documents' section of SDAP State codes 1 and 2 provides further guidance on what information should be provided to support a development application.
3.	**Advice requested:** Confirmation regarding compliance with the Accepted Development Vegetation Clearing Code – Clearing for infrastructure (ADVCC), specifically with regards to 275kV line voltage as this is not expressly identified in the clearing width limits for powerlines in Appendix 2, Table A.
	As 275kv lines are not specifically listed in Table A of the ADVCC, the relevant clearing limit for the proposed OHTL would be the 'For all other linear infrastructure' widths in Table A.
4.	**Advice requested:** Any comments on the relative timing of the lodgement of the development application for the solar farm and the development application for the OHTL.
	SARA has no comments on whether the development applications for the solar farm and the OHTL are lodged concurrently or sequentially.

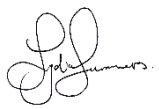
This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dsdip.qld.gov.au who will be pleased to assist.

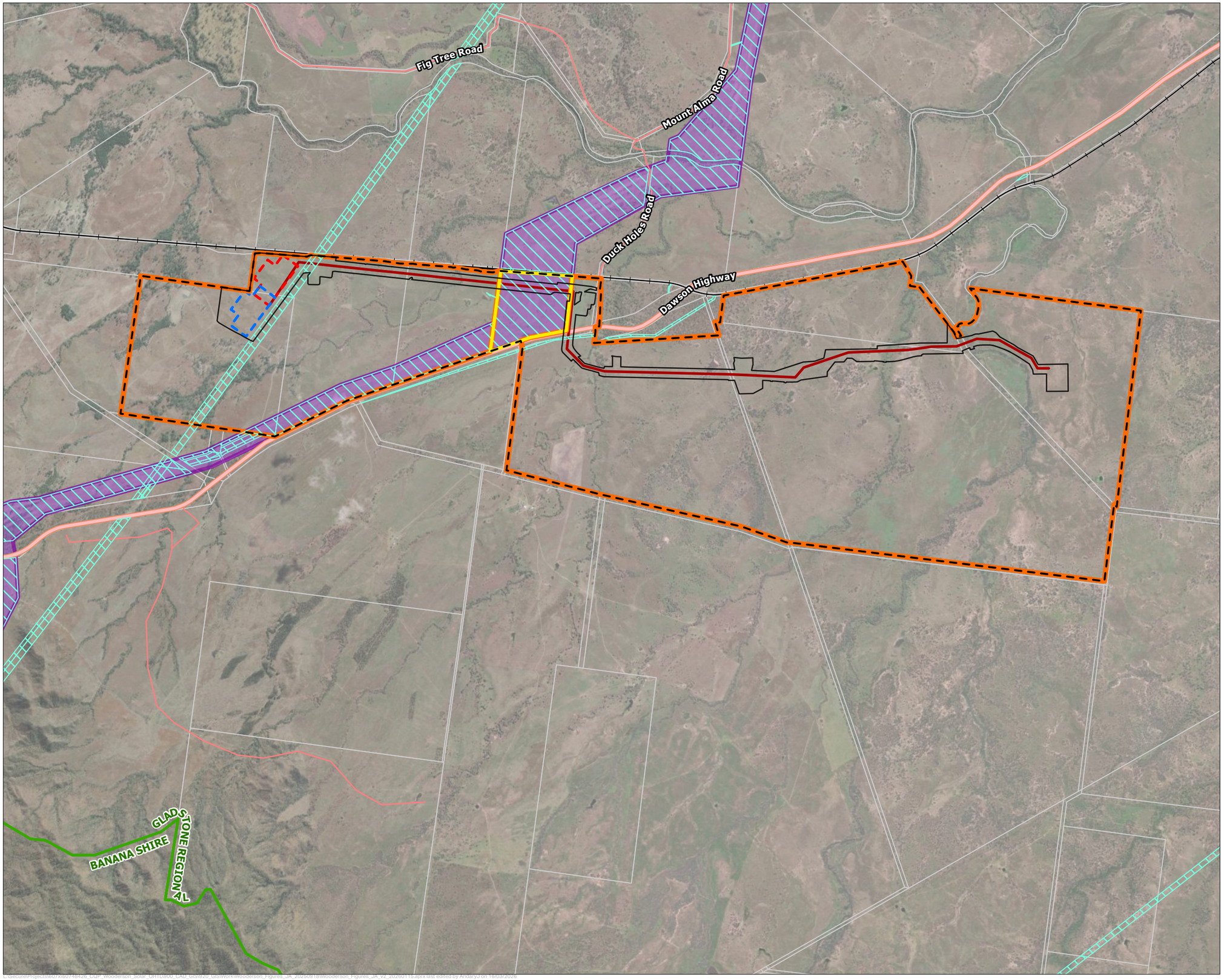
Yours sincerely



Lydia Summers
Principal Planning Officer

Appendix D

Development plans



AECOM

N

0 500 1,000 Meters

Legend

- State Controlled Road
- Road
- Rail network
- Callide Infrastructure Corridor State Development Area
- Local Government Areas
- Easements
- Land Parcels
- Project Area
- DA2 Project Area (GRC)
- DA3 Project Area (OCG)
- Project Disturbance Footprint
- Indicative Overhead Transmission Line Route
- Option A - Switchyard
- Option B - Switchyard

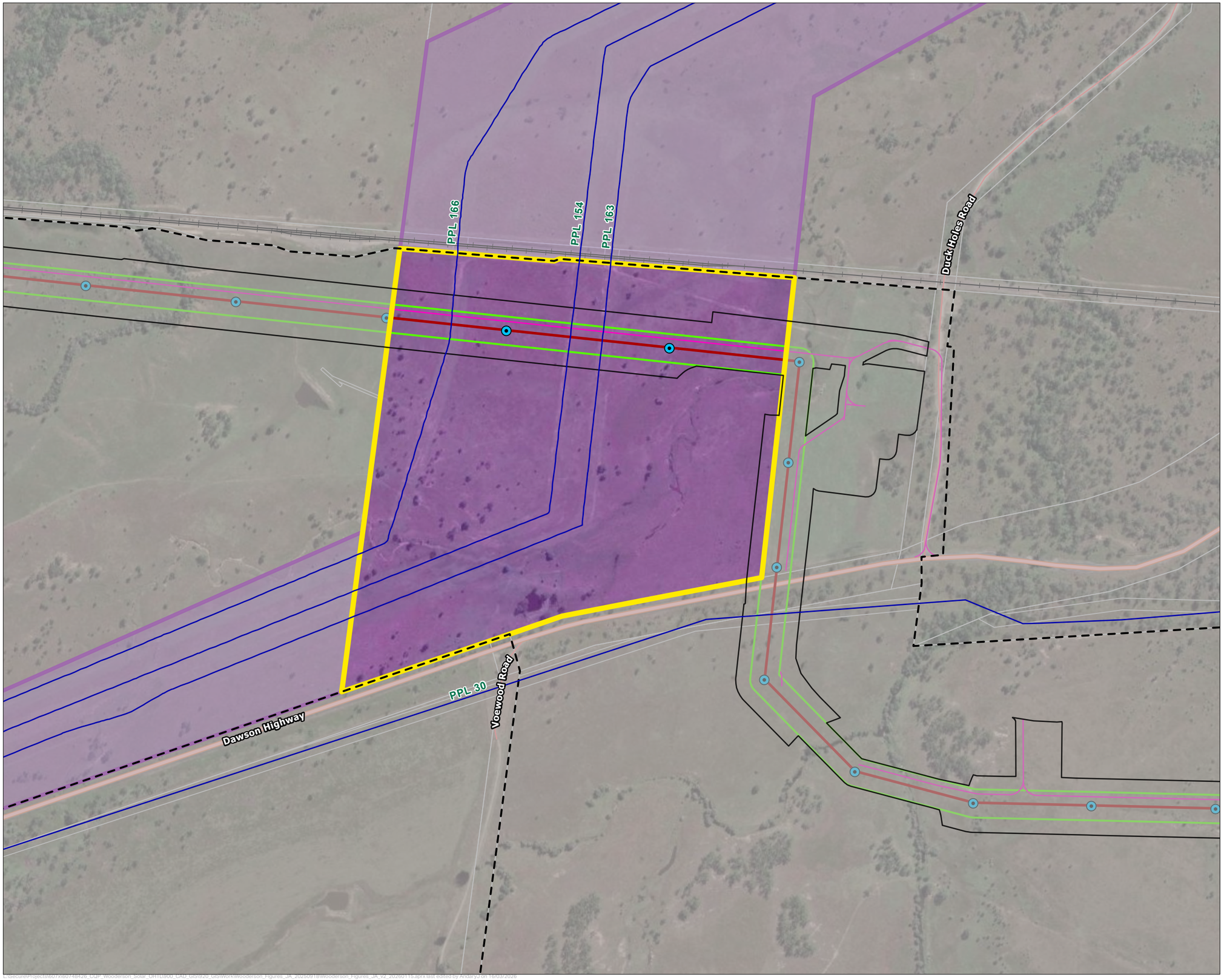


Figure 1: Wooderson Solar Farm Overhead Transmission Line Location

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AECOM

N

0 130 260 m

Legend

- State Controlled Road
- Road
- Rail network
- Petroleum pipeline licence (PPL) centreline
- Local Government Areas
- Callide Infrastructure Corridor State Development Area
- Land Parcels
- Project Area
- DA3 Project Area (OCG)
- Project Disturbance Footprint

Proposed Infrastructure

- Indicative Overhead Transmission Line Route
- Indicative Proposed Transmission Line Easement
- Indicative Monopole Locations
- Access Tracks

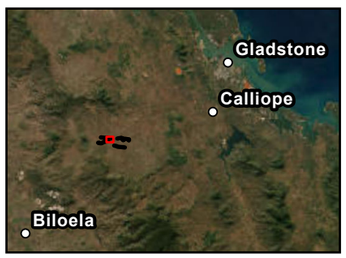
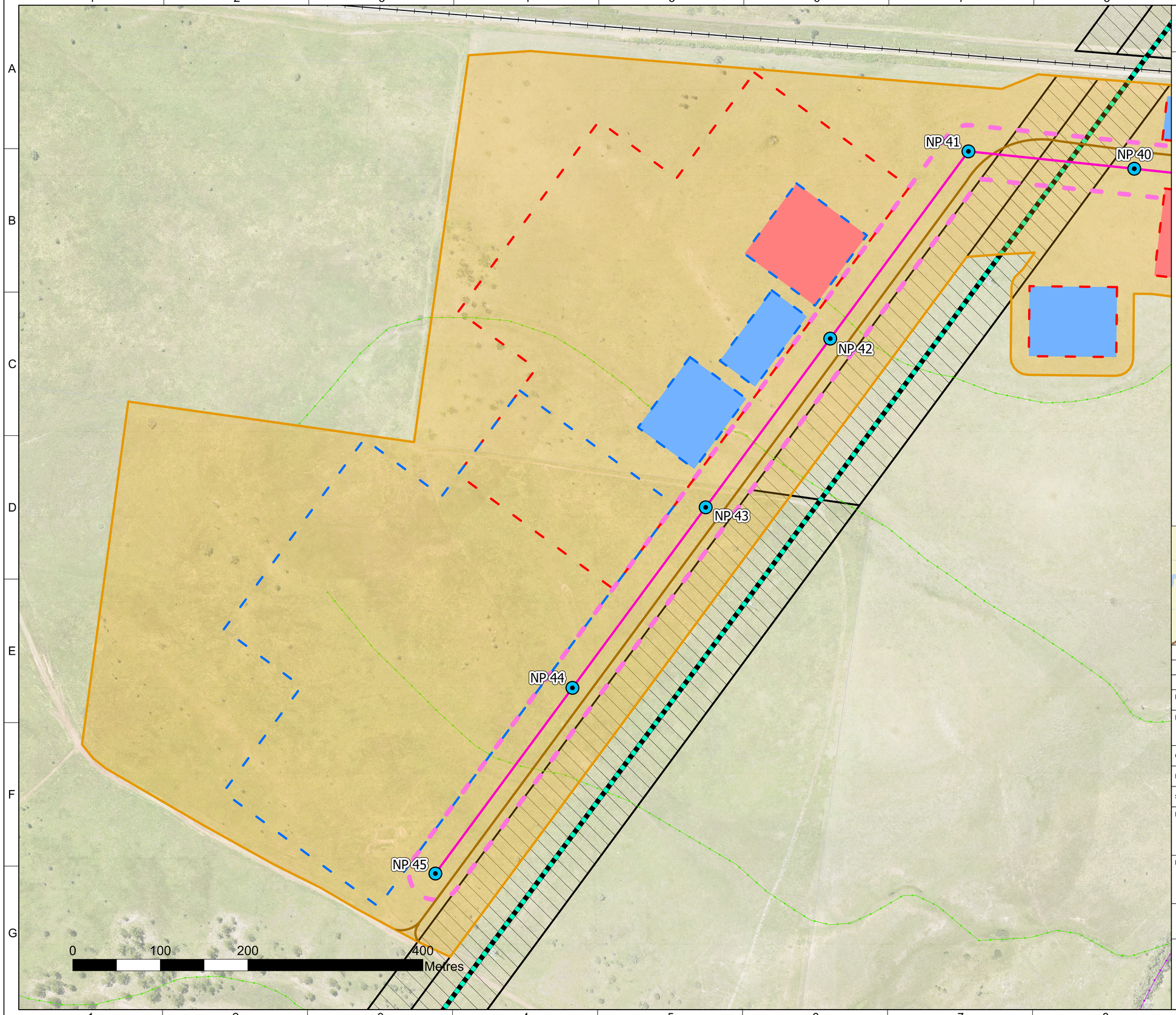


Figure 3: Proposal Plan

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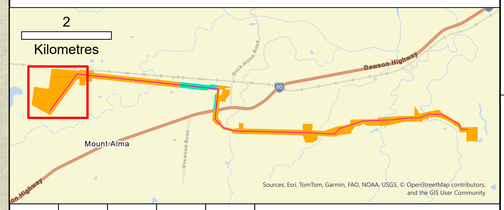
Source data © State of Queensland (Department of Resources).

- PROJECT DISTURBANCE FOOTPRINT - DA2 (GRC)
- INDICATIVE OVERHEAD TRANSMISSION LINE ROUTE
- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
- INDICATIVE MONOPOLE LOCATIONS
- ACCESS TRACKS
- SWITCHING STATION (OPTION A)
- SWITCHING STATION (OPTION B)
- CONSTRUCTION COMPOUND AREA (OPTION A)
- TEMPORARY LAYDOWN AREA (OPTION A)
- CONSTRUCTION COMPOUND AREA (OPTION B)
- TEMPORARY LAYDOWN AREA (OPTION B)
- POWERLINK CALVALE TO WURDONG 275kV OVERHEAD TRANSMISSION LINE
- MOURA RAILWAY

WATERWAYS

- LOW
- MAJOR
- POWER LINE EASEMENT
- CADASTRAL BOUNDARIES

N

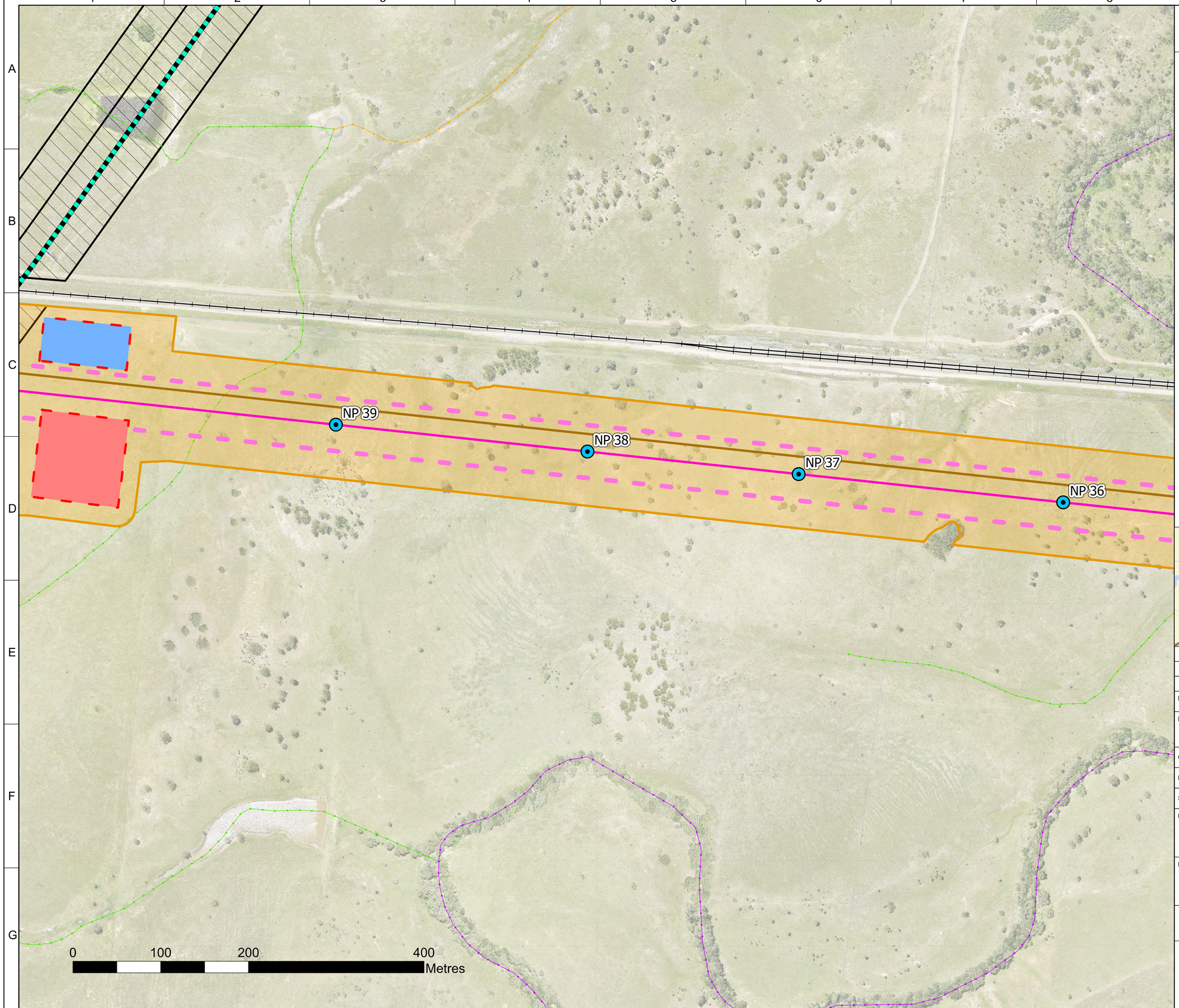


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COORDS	GDA 1994 MGA Zone 56		
PURPOSE	PLANNING		
SCALE	1:1,500	ORIGINAL PLOT SIZE	A0
PROJECT TITLE	WOODERSON SOLAR FARM		
DRAWING TITLE	PROPOSAL PLAN - DA2 & DA3		

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CQP
CENTRAL QUEENSLAND POWER



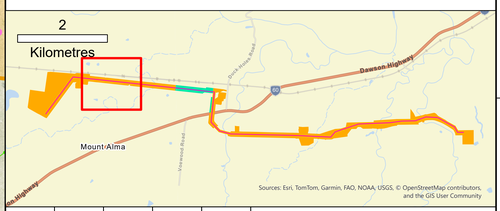
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- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
- INDICATIVE MONOPOLE LOCATIONS
- ACCESS TRACKS
- CONSTRUCTION COMPOUND AREA (OPTION A)
- TEMPORARY LAYDOWN AREA (OPTION A)
- POWERLINK CALVALE TO WURDONG 275kV OVERHEAD TRANSMISSION LINE
- MOURA RAILWAY

WATERWAYS

- LOW
- MODERATE
- MAJOR
- POWER LINE EASEMENT
- CADASTRAL BOUNDARIES

N

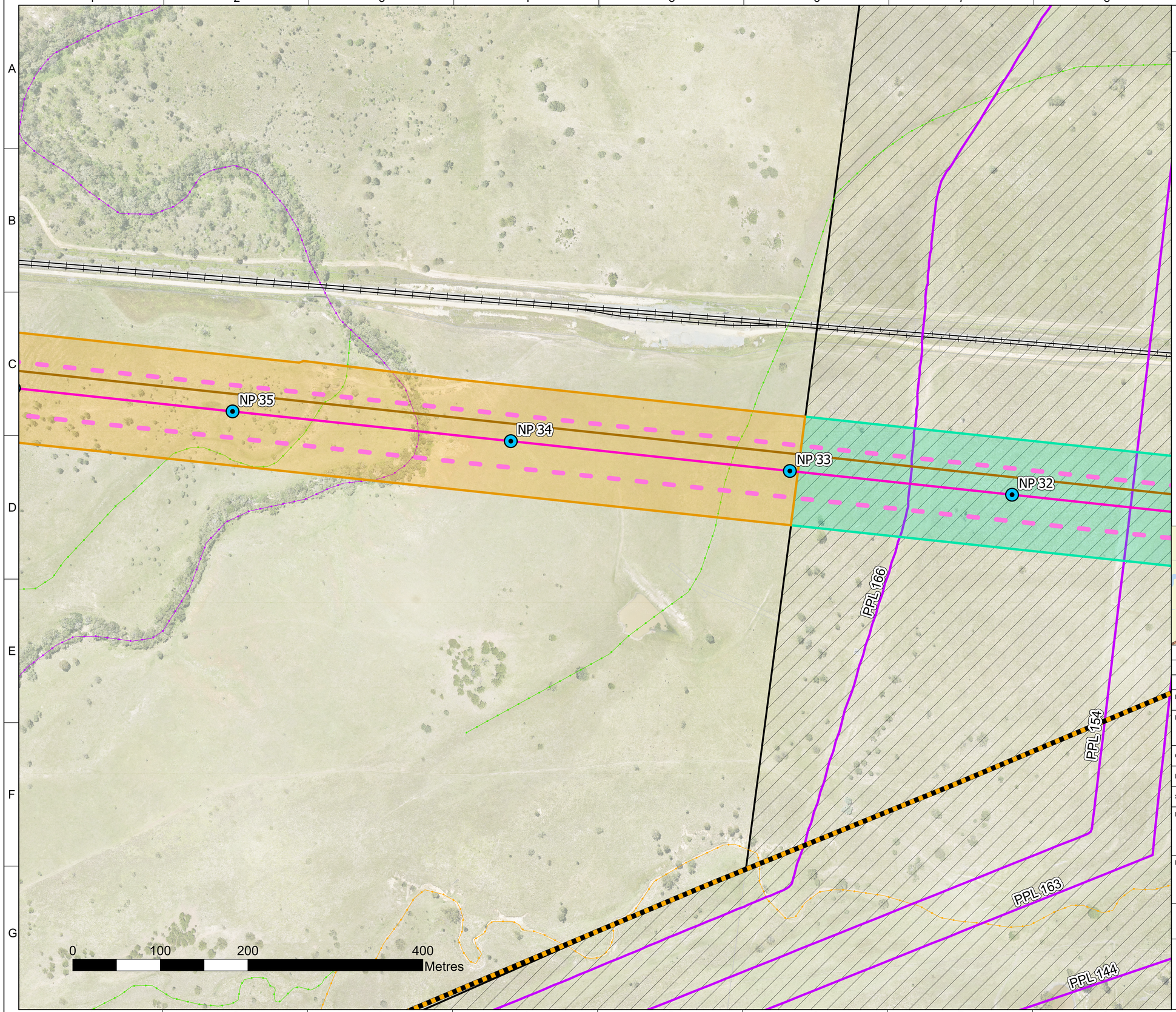


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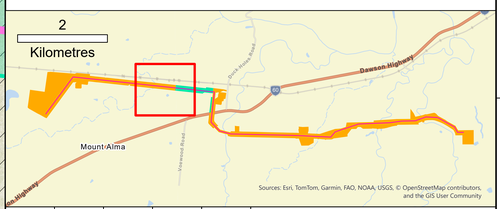
Source data © State of Queensland (Department of Resources).

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- PROJECT DISTURBANCE FOOTPRINT - DA3 (OCG)
- INDICATIVE OVERHEAD TRANSMISSION LINE ROUTE
- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
- INDICATIVE MONOPOLE LOCATIONS
- ACCESS TRACKS
- 12.7kV POWER LINE
- MOURA RAILWAY
- PETROLEUM PIPELINE LICENCE (PPL) CENTRE LINE

WATERWAYS

- LOW
- MODERATE
- MAJOR
- CALLIDE INFRASTRUCTURE CORRIDOR STATE DEVELOPMENT AREA
- CADASTRAL BOUNDARIES

N



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COORDS: GDA 1994 MGA Zone 56

PURPOSE: PLANNING

SCALE: 1:1,500
ORIGINAL PLOT SIZE: A0

PROJECT TITLE: WOODERSON SOLAR FARM

DRAWING TITLE: PROPOSAL PLAN - DA2 & DA3

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- ACCESS TRACKS
- CONSTRUCTION COMPOUND AREA (A & B)
- TEMPORARY LAYDOWN AREA (A & B)
- 12.7kV POWER LINE
- MOURA RAILWAY
- PETROLEUM PIPELINE LICENCE (PPL) CENTRE LINE

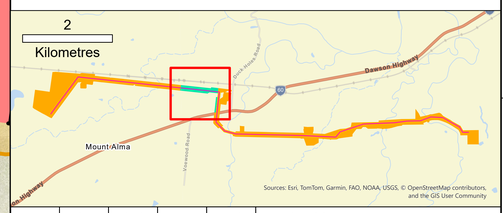
WATERWAYS

- LOW
- MODERATE
- CALLIDE INFRASTRUCTURE CORRIDOR STATE DEVELOPMENT AREA
- CADASTRAL BOUNDARIES

N

NP 33
NP 32
NP 31
NP 30
NP 29
NP 28
PPL 166
PPL 154
PPL 163
PPL 144
PPL 30
Dawson Highway

0 100 200 400 Metres

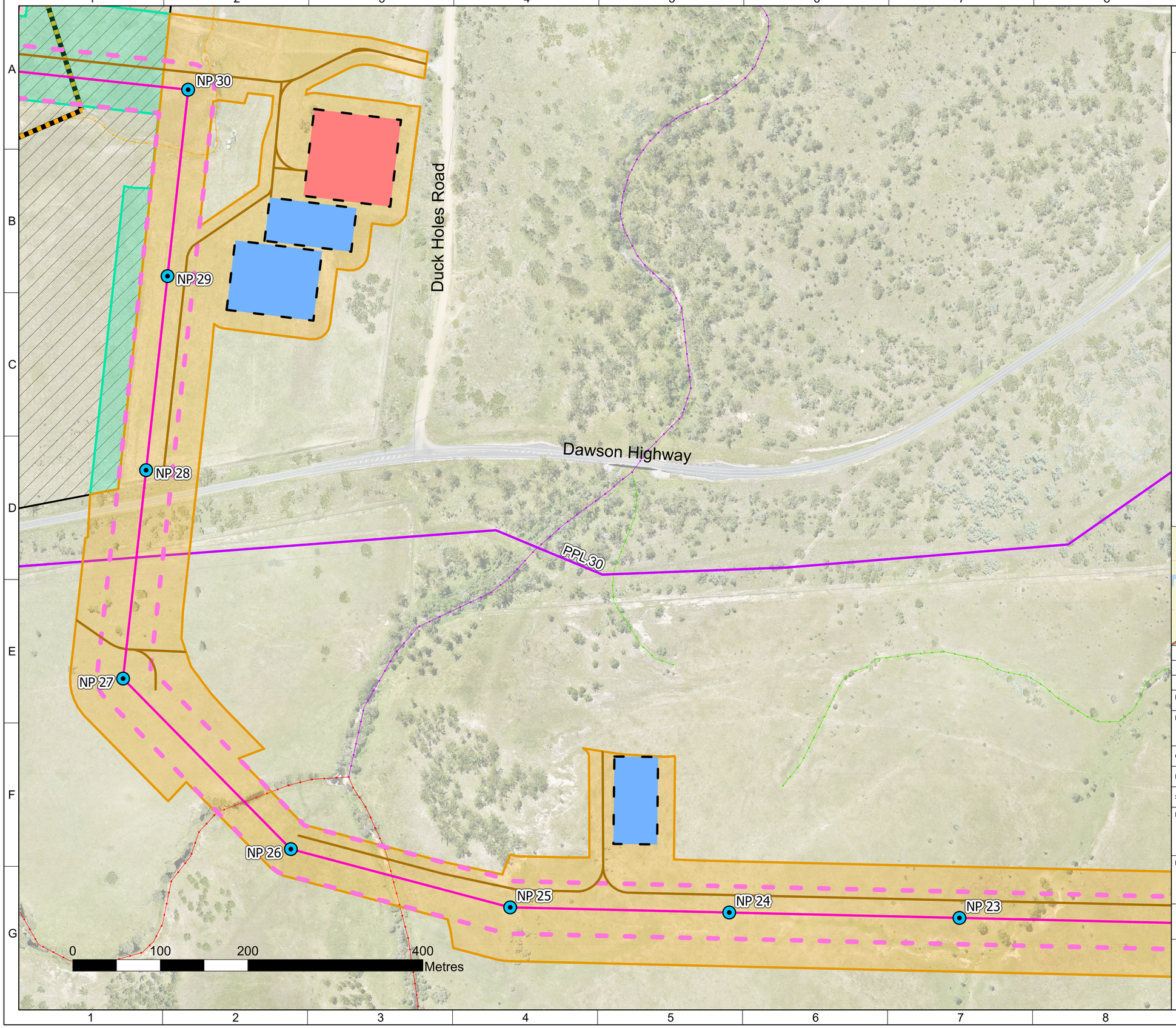


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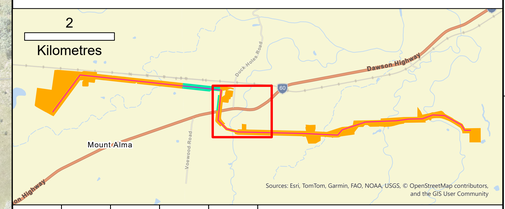
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- INDICATIVE MONOPOLE LOCATIONS
- ACCESS TRACKS
- CONSTRUCTION COMPOUND AREA (A & B)
- TEMPORARY LAYDOWN AREA (A & B)
- 12.7kV POWER LINE
- PETROLEUM PIPELINE LICENCE (PPL) CENTRE LINE

WATERWAYS

- LOW
- MODERATE
- HIGH
- MAJOR
- CALLIDE INFRASTRUCTURE CORRIDOR STATE DEVELOPMENT AREA
- CADASTRAL BOUNDARIES

N



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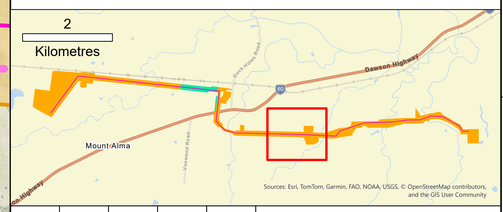
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- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
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- ACCESS TRACKS
- PETROLEUM PIPELINE LICENCE (PPL) CENTRE LINE

WATERWAYS

- LOW
- MODERATE
- CADASTRAL BOUNDARIES

N



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PROJECT TITLE

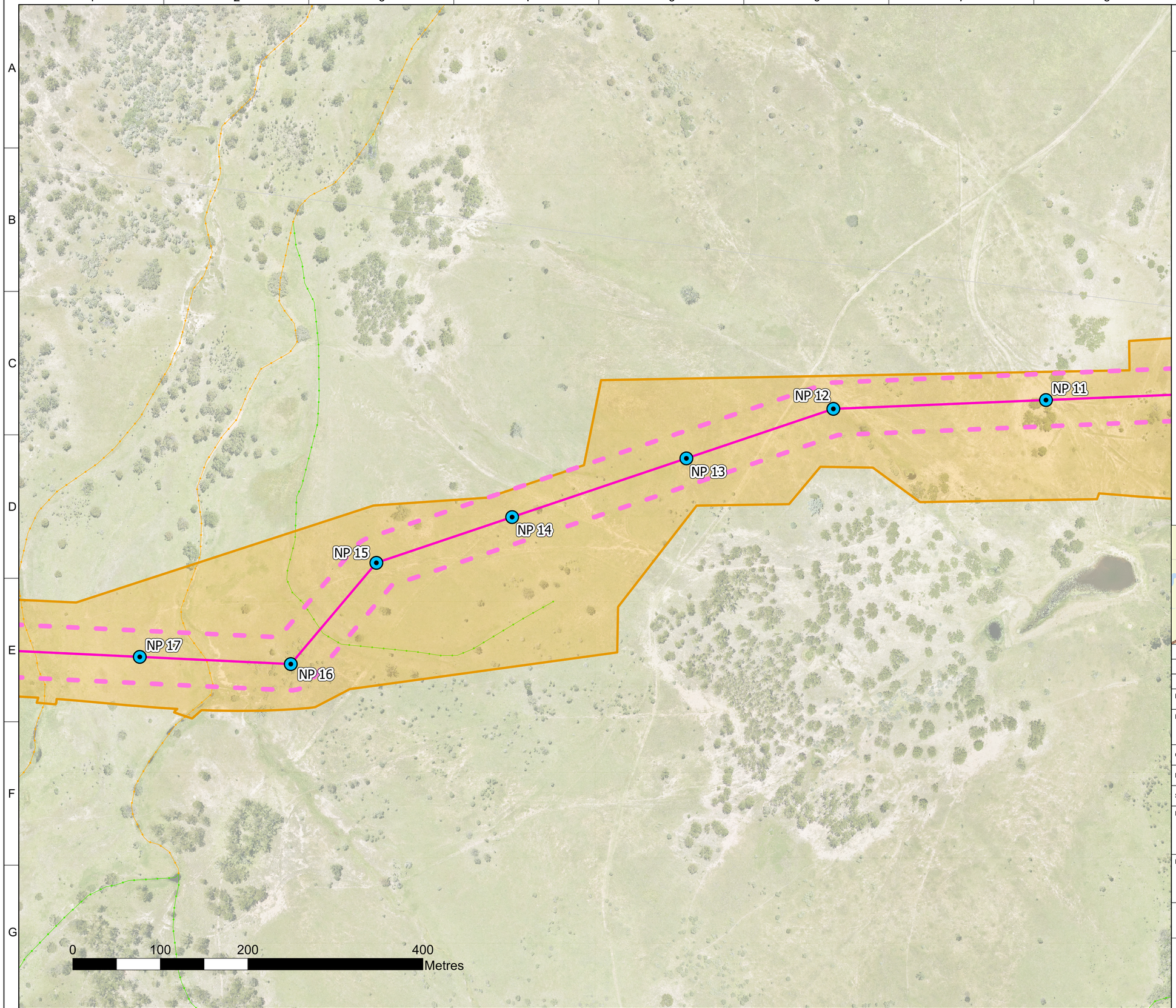
WOODERSON SOLAR FARM

DRAWING TITLE

PROPOSAL PLAN - DA2 & DA3

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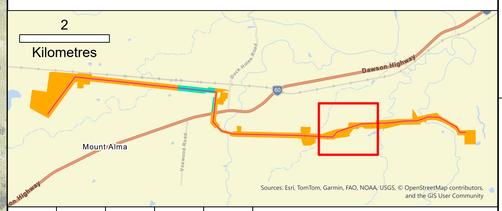
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- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
- INDICATIVE MONOPOLE LOCATIONS

WATERWAYS

- LOW
- MODERATE
- MAJOR
- CADASTRAL BOUNDARIES

N

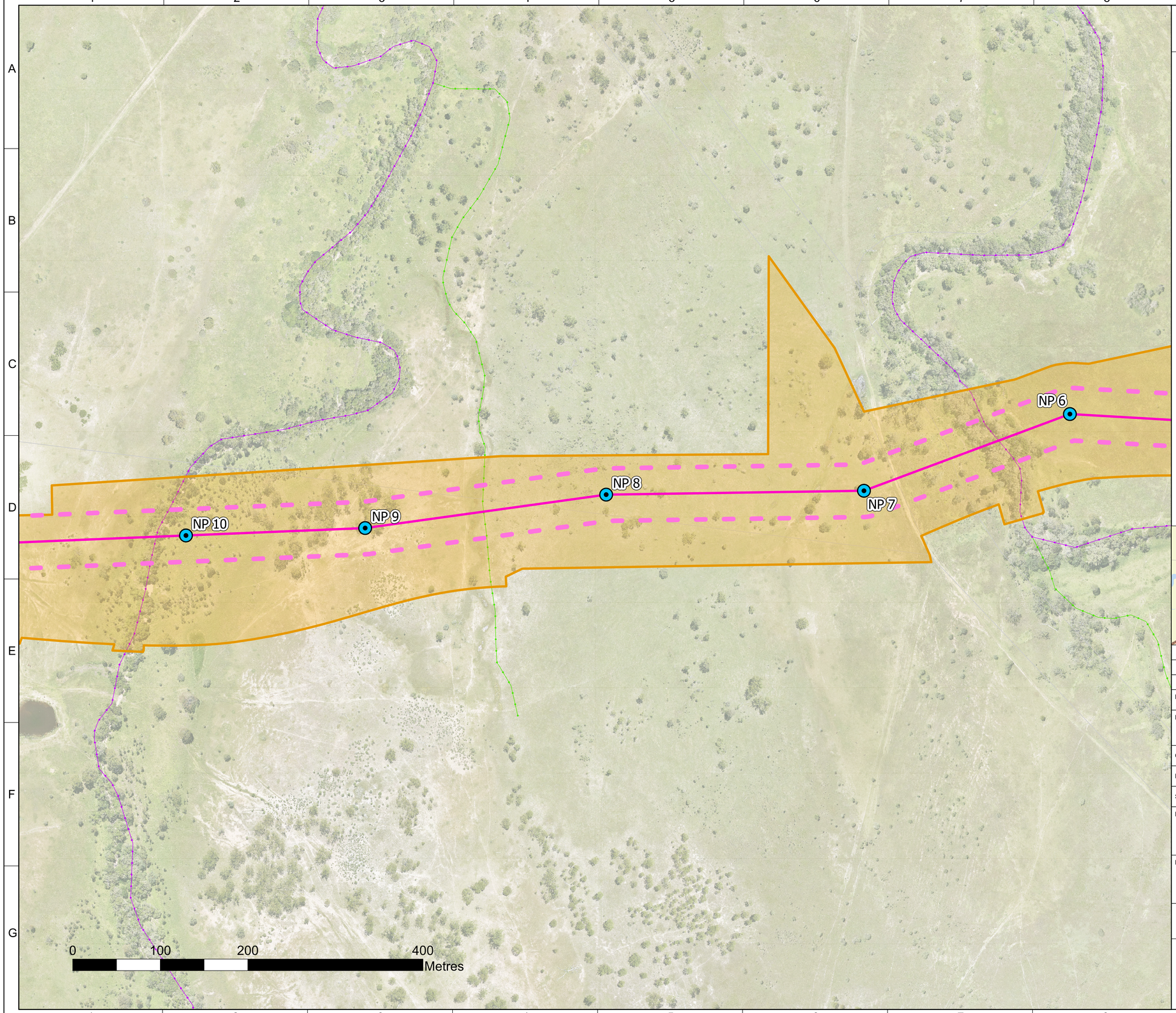


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PURPOSE	PLANNING		
SCALE	1:1,500	ORIGINAL PLOT SIZE	A0
PROJECT TITLE	WOODERSON SOLAR FARM		
DRAWING TITLE	PROPOSAL PLAN - DA2 & DA3		

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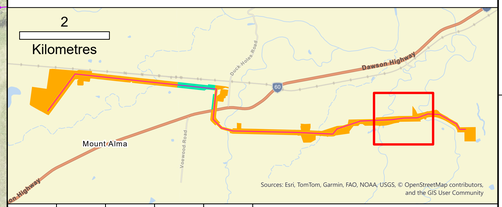
Source data © State of Queensland (Department of Resources).

PROJECT DISTURBANCE FOOTPRINT - DA2 (GRC)
INDICATIVE OVERHEAD TRANSMISSION LINE ROUTE
INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
INDICATIVE MONOPOLE LOCATIONS

WATERWAYS
LOW
MAJOR

CADASTRAL BOUNDARIES

N

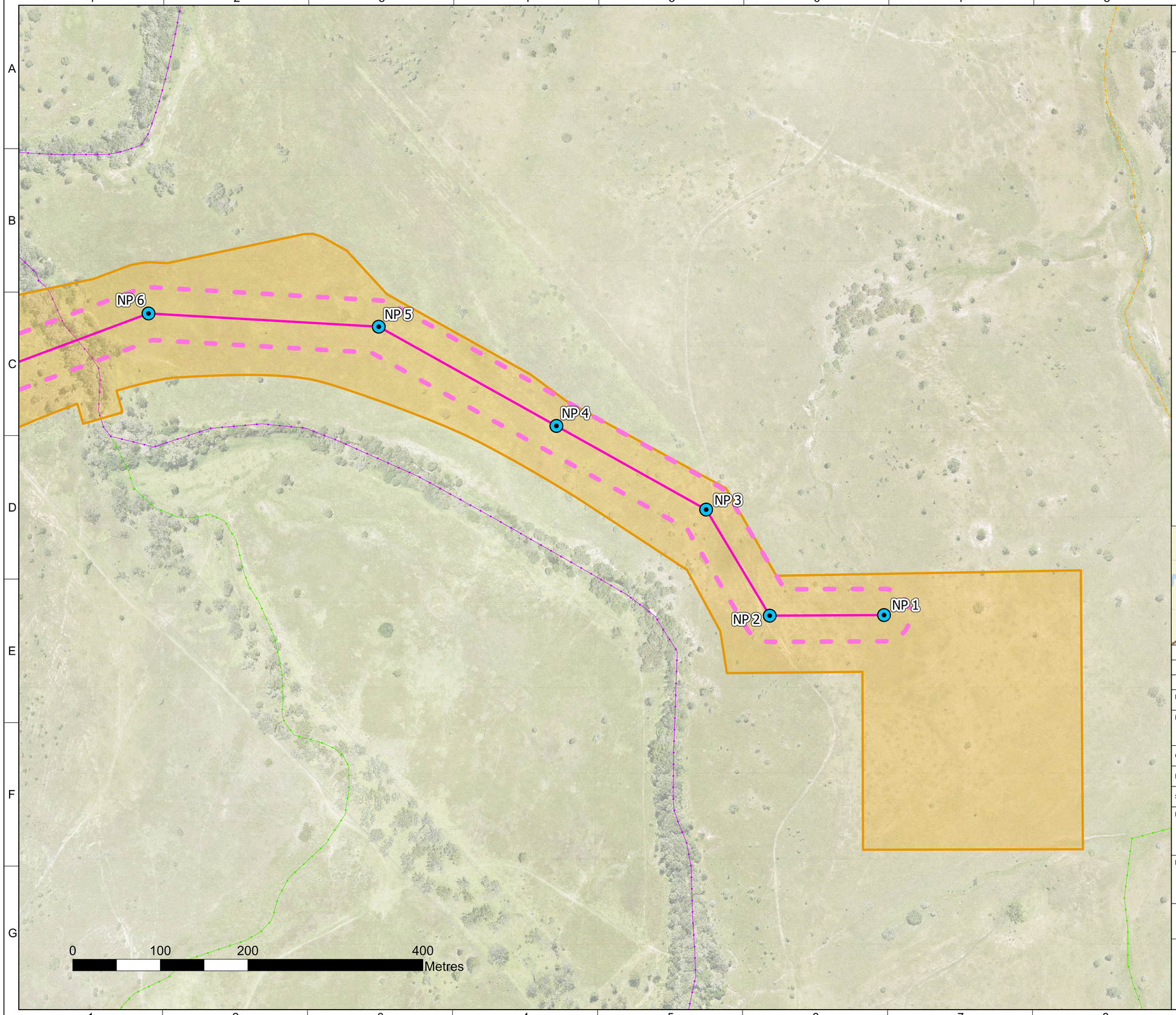


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DRAWING TITLE	PROPOSAL PLAN - DA2 & DA3		

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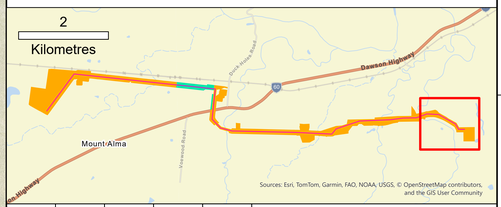
Source data © State of Queensland (Department of Resources).

- PROJECT DISTURBANCE FOOTPRINT - DA2 (GRC)
- INDICATIVE OVERHEAD TRANSMISSION LINE ROUTE
- INDICATIVE OVERHEAD TRANSMISSION LINE EASEMENT
- INDICATIVE MONOPOLE LOCATIONS

WATERWAYS

- LOW
- MODERATE
- MAJOR
- CADASTRAL BOUNDARIES

N

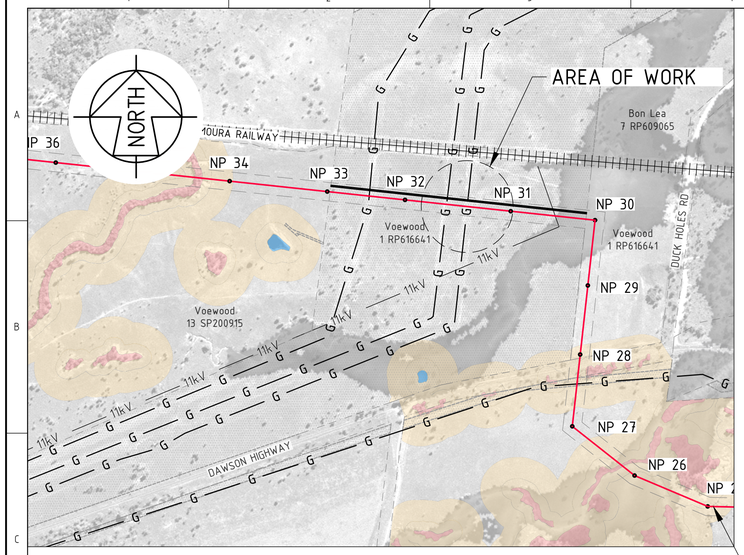


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COORDS	GDA 1994 MGA Zone 56		
PURPOSE	PLANNING		
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PROJECT TITLE	WOODERSON SOLAR FARM		
DRAWING TITLE	PROPOSAL PLAN - DA2 & DA3		

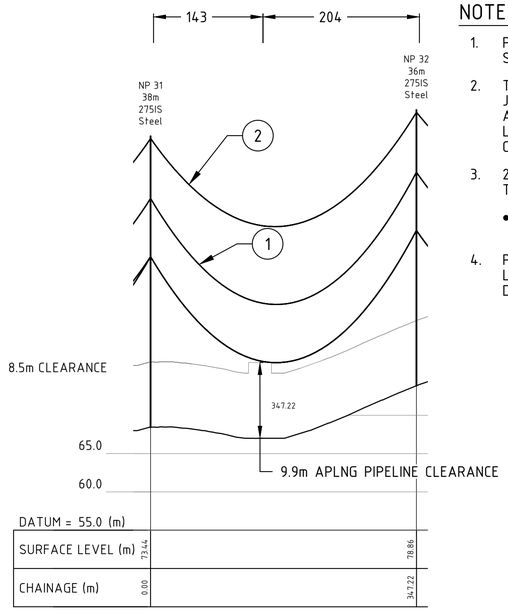
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CQP
CENTRAL QUEENSLAND POWER



LOCALITY PLAN

SCALE = 1 : 10 000



275kV CROSSING ELEVATION

SCALE: HORIZ = 1 : 4000
VERT = 1 : 400

NOTES:

1. POLE SYMBOLS ARE NOT TO SCALE. POLES ARE SHOWN AS 10m DIAMETER FOR CLARITY.
2. THE DISTANCES OF THE STRUCTURE TO THE JEMENA PIPELINE EASEMENT ARE APPROXIMATE AND BASED ON GIS DATA. THE PRECISE LOCATION OF SERVICES IS REQUIRED FOR A COMPREHENSIVE EVALUATION.
3. 275kV DESIGN HAS BEEN BASED ON RECEIVING THE FOLLOWING INFORMATION PROVIDED BY CQP.
   - LIDAR ELEVATION DATA RECEIVED ON 16/01/2025
4. POLE PLACEMENT IS SUBJECT TO AN AS4853 LEVEL 2 EPR/LFI STUDY DURING DETAILED DESIGN.

LINE PLAN LEGEND

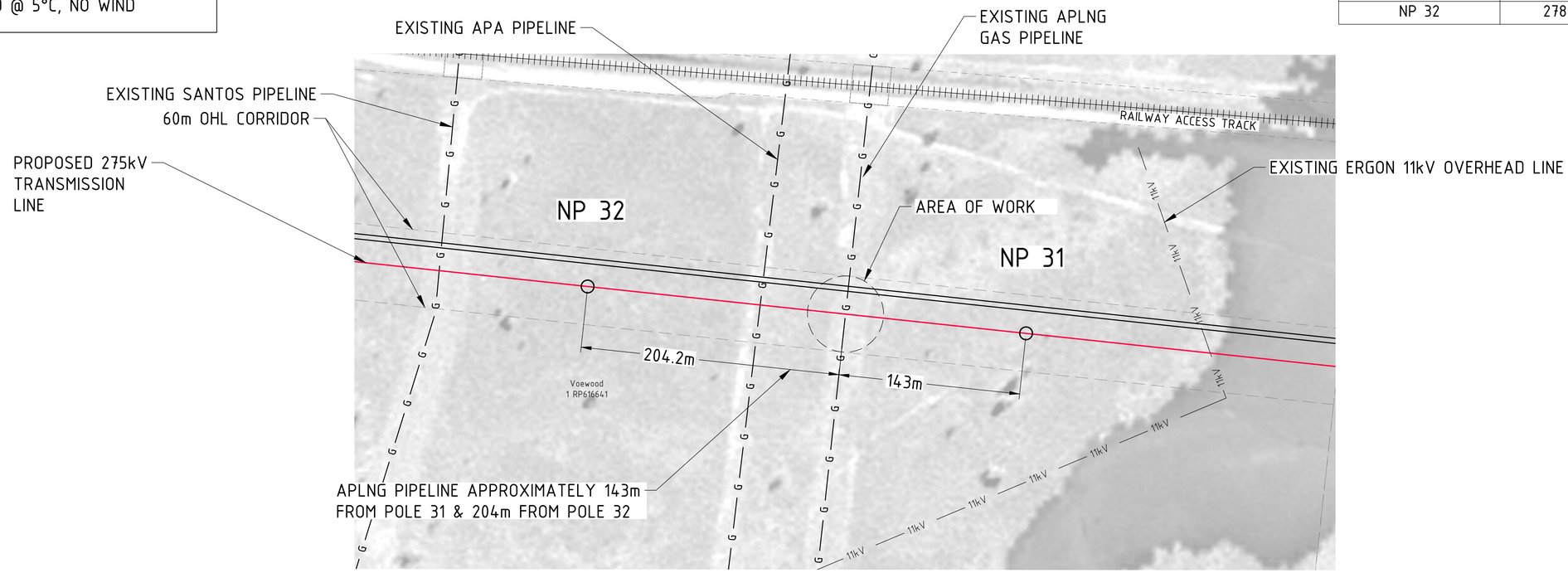
- PROPOSED 275kV TRANSMISSION LINE
- PROPOSED 275kV TRANSMISSION LINE EASEMENT (60m)
- POLE - PROPOSED
- 11kV — 11kV LINE - EXISTING
- 275kV — 275kV LINE - EXISTING
- G — EXISTING GAS PIPELINE
- BOUNDARY - RP
- BOUNDARY - EASEMENT
- FLOOD MODELING (1p AEP)
- ECOLOGY - BREEDING ZONE
- ECOLOGY - DISPERSAL
- ECOLOGY - FORAGING
- ECOLOGY - POTENTIAL WATER SOURCE

LINE PROFILE LEGEND

1. 275kV CONDUCTOR - TWIN SULPHUR DISPLAYED @ 75°C, NO WIND
2. OPGW - 17.1mm ZTT OPGW DISPLAYED @ 5°C, NO WIND

STRUCTURE COORDINATE TABLE

STRUCTURE	EASTING	NORTHING
NP 31	278998.537	7334085.999
NP 32	278653.286	7334122.890



NOT TO BE USED FOR CONSTRUCTION
CONCEPT DESIGN ONLY

ISSUED FOR APPROVAL
DATE: 14-03-2025

REV	DATE	DETAILS	DRAWN	CHECKD	APPRVD	DRAWING No.	REFERENCE DRAWING TITLE
A	14-03-25	ISSUED FOR APPROVAL	YM	MCW	BLA		

CQP CENTRAL QUEENSLAND POWER

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REVIEWED	B. LATHOURAS
APPROVED	B. LATHOURAS

CENTRAL QUEENSLAND POWER (CQP)
275kV TRANSMISSION LINE
WOODERSON SOLAR FARM
APLNG PIPELINE CROSSING
-

PROJECT No.: 30247470
DRAWING NUMBER
30247470-15
SHEET 1 OF 1 REVISION A
SCALE : AS SHOWN A1