

# PUBLIC NOTIFICATION



|                        |                                             |
|------------------------|---------------------------------------------|
| Approval Sought:       | Reconfiguring A Lot                         |
| Proposed Development:  | Subdivision (one lot into two lots)         |
| Where:                 | Lot 42 Boulder Creek Road,<br>Boulder Creek |
| Lot Description:       | Lot 42 on RN244                             |
| Application Reference: | D/135-2025                                  |

Make a submission from:

**20 November 2025 to 10 December 2025**

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

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5 September 2025

Michelle Mackay  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton, QLD 4700

Dear Michelle,

## **Boulder Creek Wind Farm – Switching station reconfiguring a lot**

We write on behalf of Boulder Creek Wind Farm Pty Ltd (the Proponent) who is developing the Boulder Creek Wind Farm (BCWF) on behalf of Aula Energy (Aula).

The BCWF is located approximately 40 km south-west of Rockhampton and 5km west of Mount Morgan in Queensland and is within the Rockhampton Regional Council and Banana Shire Council local government areas.

This application seeks a Development Permit to reconfigure a lot (RaL) the following site into two (2) allotments:

- 'Lot 41 SP358033'<sup>1</sup>

The proposed RaL is assessable against the Rockhampton Regional Council Planning Scheme 2015 (RRC Planning Scheme) and is 'impact assessable'. Please find enclosed a Planning Assessment Report and associated documentation outlining the proposed development and assessment against the relevant provisions of the RRC Planning Scheme and applicable state interests.

The Proponent considers that a decision by Rockhampton Regional Council pursuant to the *Planning Act 2016* can be made in favour of the proposed development subject to reasonable and relevant conditions.

Should you wish to discuss this application, please contact the undersigned.

Yours sincerely,



Meggan Bain  
Senior Planner  
Meggan.bain@attexo.com.au

<sup>1</sup> Of note, Lot 41 SP358033 was approved under RRC Development Permit D/24-2025, with the subdivision survey plan to be registered with the Titles Office by 12 October 2025. This application seeks a further subdivision of Lot 41 SP358033 (i.e., proposed 'Lot 1' and 'Lot 41') to secure the land needed for the BCWF switching station under a separate Title on proposed Lot 1.

# **Boulder Creek Wind Farm switching station**

## Planning Assessment Report

Prepared for: Boulder Creek Wind Farm Pty Ltd

Date: 5/09/2025



## Document information

|             |                                           |
|-------------|-------------------------------------------|
| Document    | Boulder Creek Wind Farm switching station |
| Attexo ref  | GIG-001                                   |
| Date        | 5 September 2025                          |
| Prepared by | Meggan Bain                               |
| Reviewed by | Sue Walker, Jim Fjeldsoe                  |

## Quality information

| Rev | Date    | Details                 | Authorisation                                |                                                                                     |
|-----|---------|-------------------------|----------------------------------------------|-------------------------------------------------------------------------------------|
|     |         |                         | Name/position                                | Signature                                                                           |
| 1   | 5-09-25 | Draft for client review | Jim Fjeldsoe, Partner & Principal Consultant |  |

### Prepared for:

Boulder Creek Wind Farm Pty Ltd

### Prepared by:

Attexo Group Pty Ltd  
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### Attexo Group Pty Ltd 2025

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# 1. Introduction

## 1.1 Project overview

The Boulder Creek Wind Farm (BCWF) is located approximately 40 km south-west of Rockhampton and 5km west of Mount Morgan in Queensland and across two local government areas (LGAs); Rockhampton Regional Council (RRC) and Banana Shire Council (BSC).

This application seeks a Development Permit to reconfigure a lot (RaL) the following site into two (2) allotments:

- Proposed Lot 41 on SP358033'

Proposed Lot 41 was approved under RRC Development Permit D/24-2025, with the subdivision survey plan to be registered with the Titles Office by 12 October 2025. This application seeks a further subdivision of proposed Lot 41 to provide separate tenure for the BCWF switching station on proposed Lot 1. Further description of existing approvals relevant to the proposed RAL is provided in Section 1.3.

The location of the BCWF switching station is shown in **Figure 1.1**.

Importantly, this RaL only relates to the creation of an allotment around the approved BCWF switching station site, with no new assessable operational or building works proposed as part of this development application. The intention is for Powerlink Queensland to assume ownership of the BCWF switching station facility and land.

The proposed RaL is assessable against the Rockhampton Regional Council Planning Scheme 2015 (RRC Planning Scheme) and is 'impact assessable'. The required DA form 1 alongside the record of title for the previous 'parent lot' (Lot 42 RN244) and owner's consent is supplied in **Appendix A**.

The proposed survey plans are provided in **Appendix B**.

## 1.2 Purpose of report

The purpose of this report is to provide relevant information and planning assessment to support the development application for the RAL associated with the BCWF switching station, in accordance with the requirements of the *Planning Act 2016*.

This report is structured as follows:

- **Section 2:** Site location and characteristics
- **Section 3:** Proposed development
- **Section 4:** Statutory framework
- **Section 5:** Statutory assessment
- **Section 6:** Summary and conclusion
- **Appendix A:** DA Form 1, record of title, and owner's consent
- **Appendix B:** Proposed survey plan
- **Appendix C:** RRC pre-lodgement meeting minutes
- **Appendix D:** Powerlink consultation correspondence

## 1.3 Project background

The BCWF reached financial close on 26 September 2024 and commenced construction on 13 January 2025. The project is being delivered jointly by Aula Energy and Queensland Government Owned Corporation CS Energy.

The BCWF has sought and obtained requisite development approvals including:



- A Development Permit for material change of use (MCU) for a wind farm (up to 60 wind turbines and ancillary infrastructure), combined with an operational works (OPW) approval for clearing native vegetation, was granted approval under the *Planning Act 2016* by the State Assessment and Referral Agency (SARA) 15 October 2021 (SARA ref: 2012-20252 SDA).

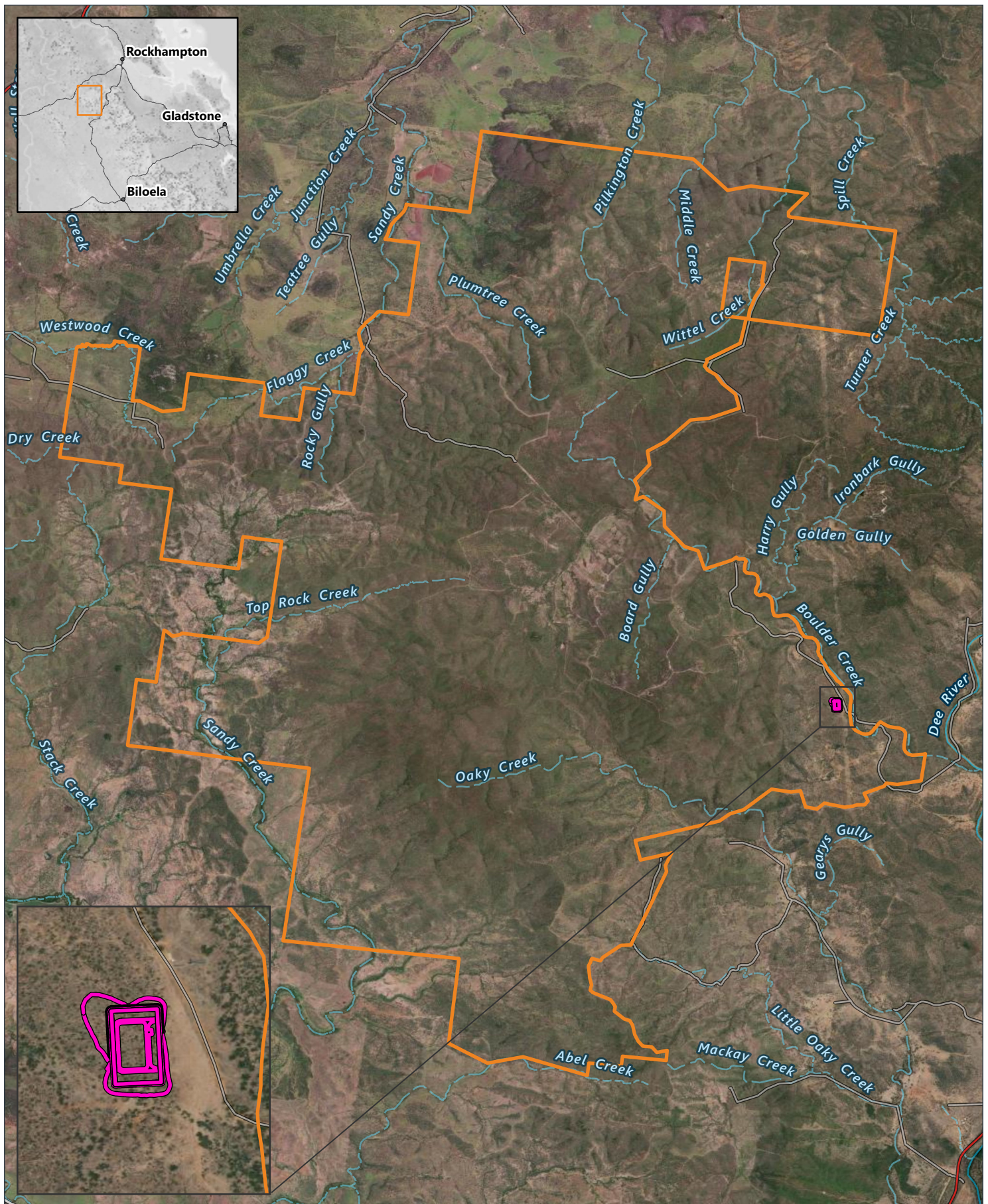
Three subsequent minor change applications were approved 9 December 2021 (SARA ref: 2111-25727 SPD), 13 September 2024 (SARA ref: 2408-41939 SPD), and 5 September (SARA ref: 2507-47304 SPD) to enable alterations to the project layout, including the removal of one wind turbine generator.

- The BCWF development was also referred to the (former) Commonwealth Department of Agriculture, Water and Environment under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC ref: 2020/8772) as a 'controlled action' and was subsequently approved on 30 June 2022.

Two (2) variation requests were subsequently approved on 9 August 2024 and 7 August 2025 to modify the approved disturbance footprint to the revised project layout.

RRC Development Permits include:

- Whilst not directly related to the BCWF project, a RaL for the subdivision of Lot 42 RN244 (previous parent lot) into two (2) allotments was previously submitted by the current landowner (G & J Walters) and approved 15 June 2025 (RRC ref: D/24-2025). Proposed Lot 41 from D/24-2025 is the subject site for the purpose of this development application. The subdivision survey plan approved by D/24-2025 will be registered with the Titles Office by 12 October 2025.
- A RaL for the establishment of a lease over Lot 42 RN244, approved 18 September 2024 (RRC ref: D/90-2024). The application was also referred to SARA and Powerlink.
- An OPW for the BCWF switching station building platform, approved 28 March 2025 (RRC ref: D/143-2024). The application was also referred to SARA and Powerlink.

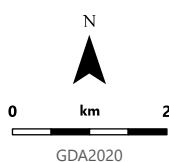


**Switching station**  
**Boulder Creek Wind Farm**  
**Figure 1.1**

DWG No: GIG-001-037[A]  
 DATE: 7/08/2025  
 DRAWN: KB  
 REVIEWED MB  
 SCALE (A4): 1:100,000

Document Set ID: 41158487

Version: 1, Version Date: 08/09/2025



GDA2020

Project Area  
 Switching station

Major Watercourse  
 Minor Water Course

Highway  
 Main Road  
 Local Road



## 1.4 Application summary

Table 1.1: Application summary for the proposed RAL

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>              | Boulder Creek Wind Farm Pty Ltd and BCWF 2 Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Site address</b>           | 42 Boulder Creek Rd<br>Boulder Creek, Queensland 4714                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site details</b>           | Proposed Lot 41 SP358033 (247.5 ha) – G & J Walters – refer RRC approval reference D/24-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Tenure</b>                 | Freehold                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Local government area</b>  | Rockhampton Regional Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Planning Scheme zone</b>   | Rural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Approval sought</b>        | Development Permit for RAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Proposal</b>               | Subdivision of one allotment (Lot 41 SP XXXXXX) into two (2) allotments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Assessment manager</b>     | Rockhampton Regional Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Category of assessment</b> | Impact assessable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Assessment benchmarks</b>  | <p>The assessment benchmarks for the development include:</p> <ul style="list-style-type: none"><li>• State Planning Policy 2017<sup>1</sup></li><li>• Central Queensland Regional Plan 2013</li><li>• RRC Planning Scheme:<ul style="list-style-type: none"><li>– Strategic Framework</li><li>– Rural Zone Code</li><li>– Overlay codes – Biodiversity, bushfire hazard, flood hazard and steep land</li><li>– Development codes – Access, parking and transport, landscape, reconfiguring a lot, stormwater management and water and sewer.</li></ul></li></ul>                                                                                                                                                                                        |
| <b>Referral agencies</b>      | <p>In accordance with Schedule 10 of the <i>Planning Regulation 2017</i> the following referral agencies have been identified:</p> <ul style="list-style-type: none"><li>• Clearing native vegetation (Schedule 10, Part 3, Division 4) – Reconfiguring a lot that involves clearing native vegetation – Referral to SARA.</li><li>• Designated premises (Schedule 10, Part 9, Division 1) – Powerlink 275kV transmission line between Calvale Substation and Stanwell Substation across Lot 42 on RN244 – Referral to SARA.</li><li>• Electricity infrastructure (Schedule 10, Part 9, Division 2)– Powerlink 275kV transmission line between Calvale Substation and Stanwell Substation across Lot 42 on RN244 – Advice only from Powerlink.</li></ul> |
| <b>Contact Person</b>         | Meggan Bain, Senior Planner – Planning and Approvals<br>Attexo Group Pty Ltd, PO Box 617, Fortitude Valley QLD 4006<br>E: meggan.bain@attaxo.com.au M: 0438 506 182                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>1</sup> To the extent Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme



## 1.5 Pre-lodgement meeting and advice

A pre-lodgement meeting was held between RRC, Aula and Attexo on 19 August 2025. At this meeting the proposed RAL was discussed and the format of the submission of development application was agreed.

Refer to meeting notes at **Appendix C**.

## 1.6 Defined terms

The following terms are used to assess the proposed RaL:

- Lot 42 RN244 – The previous parent lot for which the Digital Cadastral Database currently shows.
- Lot 41 SP358033 – The subject site for the purpose of this development application which was approved for subdivision under the RRC Development Permit D/24-2025.
- Proposed 'Lot 1' is the new lot created for the BCWF switching station to be owned and operated by Powerlink Queensland.
- Proposed 'Lot 41' is the balance lot.



## 2. Site location and characteristics

### 2.1 Location

The BCWF is located approximately 40 km south-west of Rockhampton and 5 km southwest of Mount Morgan in Queensland. The BCWF spans the boundary of RRC and BSC LGAs. The subject site (Lot 41 SP358033) is wholly situated within the RRC LGA (refer to location map in **Figure 1.1**).

### 2.2 Land use and tenure

The subject site (Lot 41 SP358033) is located within the Rural Zone under the RRC Planning Scheme.

Lot 41 SP358033 is rural in character, primarily used for grazing purposes and does not contain sensitive land uses, however, infrastructure associated with the BCWF (i.e., the switching station and associated access tracks) has also been approved for development on this site. As previously described in Section 1.3, Development Permits for a MCU and associated OPWs (vegetation clearing and excavation and filling) to enable development of the BCWF switching station were granted for Lot 42 RN422 (previous parent lot). Boulder Creek Wind Farm Pty Ltd hold a lease (lease no. 724058737, RV SP345204) over the area required for the BCWF infrastructure which was authorised under RaL Development Permit D/90-2024.

Also described in Section 1.3, the landowners of Lot 42 RN244 (previous parent lot) (G & J Walters) recently obtained approval for the subdivision of the Lot 42 RN244 under RaL Development Permit D/24-2025 into two (2) lots, including Lot 41 SP358033. The approved subdivision survey plans will be registered with the Title Office by 12 October 2025.

An identification survey was also recently completed to confirm the cadastral boundaries of Boulder Creek Road. The identification survey was registered Titles Office and is reflected in the proposed survey plans contained within **Appendix B**.

### 2.3 Vegetation

The subject site contains a mix of regulated vegetation categories, including Category B (remnant), Category C (high-value regrowth), and Category R (reef regrowth) vegetation, as identified on the Regulated Vegetation Management Map. Areas of Category X (non-remnant) are also present. The mapped Category B vegetation is generally concentrated around the western sections of the subject site with the remainder of the site comprising non-remnant and regrowth vegetation.

Importantly, clearing of the Category B vegetation necessary to establish the switching station was approved under OPW approval (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Clearing of Category C and Category R vegetation within the BCWF switching station footprint will be subject to separate notifications under the *Accepted Development Vegetation Clearing Code (Infrastructure)*.

### 2.4 Road frontage and access

The site has frontage to Boulder Creek Road with existing access arrangements established and approved by the overarching BCWF approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD; RRC Development Permit D/143-2024).

### 2.5 Services and infrastructure

No services or infrastructure are present on the subject site, apart from those required for the BCWF switching station (under construction). No reticulated water, sewerage, or additional utility services exist on the site and there are no requirements for connection to such services.



### 3. Proposed development

The proposed development comprises the reconfiguration of Lot 41 SP358033 into two (2) allotments. The subdivision is required to secure the land needed for the BCWF switching station under a separate Title such that it can be transferred to Powerlink as the owner and operator of this infrastructure.

The proposed subdivision is shown in the survey plan prepared by RPS (**Appendix B**) and will create two (2) parcels:

- Proposed Lot 1 – wholly containing the approved BCWF switching station and associated accesses to Boulder Creek Road. This allotment is deliberately sited adjoining the Powerlink transmission line for functional and operational efficiencies. No additional buildings, structures, or sensitive land uses are proposed. The reconfiguration is designed for the minimum operational requirements for the BCWF switching station, taking account of the site constraints, bushfire risk management requirements, and topography. Allotment A will include perimeter fencing suitable for Powerlink infrastructure.
- Proposed Lot 2 – the remaining balance lot, which will retain its existing uses, including agricultural and other BCWF infrastructure.

No new services or connections are required as part of this RaL. All infrastructure and access arrangements for Lot 1 are already established by the overarching BCWF approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD; RRC Development Permit D/143-2024). Access will Lot 41 remain unchanged from Lot 41 SP358033.

The proposed RaL is consistent with the operational requirements of the broader BCWF project.

## 4. Statutory framework

### 4.1 Planning Act 2016

The *Planning Act 2016* regulates and manages development in Queensland, providing a framework for the preparation and implementation of planning instruments. It requires the coordination and integration of State, regional and local planning outcomes. A development permit is required under the *Planning Act 2016* prior to commencing assessable development.

#### 4.1.1 Assessable development

The development application proposes activities that satisfy the meaning of development as provided within Schedule 2 of the *Planning Act 2016*. The proposal comprises a RaL as it involves creating lots by subdividing another lot. A Development Permit must be obtained to authorise the lawful creation of new allotments.

Under the RRC Planning Scheme, Table 5.5.1 directs that a subdivision of a lot that does not comply with the prescribed minimum lots sizes and dimensions of Table 9.3.5.3.2 will be impact assessable. The prescribed minimum lot size for rural-zoned land under Table 9.3.5.3.2 is 100 ha and must have a minimum frontage of 200 m. With respect to these prescribed minimums:

- The frontage of both proposed lots comply with the prescribed minimum requirement of 200 m.
  - Proposed Lot 1 frontage: 312 m
- Proposed Lot 1 does not comply with the prescribed minimum lot size requirement of 100 ha: 8.535 ha
- Proposed Lot 41 complies with the prescribed minimum lot size requirement of 100 ha: 250.1 ha

As such, the proposed RaL is impact assessable under the *Planning Act 2016* and must be assessed in accordance with section 45(5).

#### Public notification

The proposed RaL is impact assessable; accordingly, the development application will require public notification in accordance with the requirements of the *Planning Act 2016*.

#### 4.1.2 Assessment manager

Schedule 8, Table 2, Item 1(b)(iii) of the *Planning Regulation 2017* states that where development is made assessable by a local categorising instrument, the relevant local government is the assessment manager.

In this case, the local categorising instrument is the RRC Planning Scheme with RRC being the relevant assessment manager.

#### 4.1.3 Assessment benchmarks

In accordance with section 45(5)(a)(i) of the *Planning Act 2016*, an impact assessment must be carried out against the following assessment benchmarks:

- State Planning Policy 2017, Part E<sup>2</sup>
- Central Queensland Regional Plan 2013
- RRC Planning Scheme.

Statutory assessment of the above-mentioned assessment benchmarks in Section 5.1 and 5.2.

---

<sup>2</sup> To the extent Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme



#### 4.1.4 Referral agencies

In accordance with Schedule 10 of the *Planning Regulation 2017* the following referral agencies have been identified:

- Clearing native vegetation (Schedule 10, Part 3, Division 4): Reconfiguring a lot that involves clearing native vegetation – referral to SARA:
  - Lot size threshold ( $\geq 5$  ha): Lot 41 SP358033 is larger than 5 ha.
  - Created lot size ( $\leq 25$  ha): Proposed Lot 1 is under 25 ha.
  - Operational work (ii): No assessable vegetation clearing is proposed as part of this application, however, 'accepted operational work' (specifically, 'routine management') as defined by Schedule 24 of the *Planning Regulation 2017* to Category B (remnant) vegetation may be carried out, satisfying this condition. In this case, routine management may include clearing of Category B up to 10 m in width along the proposed eastern boundary for a necessary perimeter fence. This routine management will abut the mapped Category B vegetation that has been approved for clearing by the overarching BCWF approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Clearing of Category X (non-remnant) and Category R (regrowth) vegetation may also be cleared for routine management; however, these vegetation categories are not within the scope of this referral trigger.
- Designated Premises (Schedule 10, Part 9, Division 1): Powerlink 275kV transmission line between Calvale Substation and Stanwell Substation across Lot 41 SP358033 – referral to SARA.
- Electricity Infrastructure (Schedule 10, Part 9, Division 2): Powerlink 275kV transmission line between Calvale Substation and Stanwell Substation across Lot 41 SP358033 – advice only from Powerlink.

In accordance with the Development Assessment Rules, the Applicant will refer the application to the above agencies and notify RRC.

#### Matters impact assessment must have regard to generally

In accordance with section 45(5)(a)(ii) of the *Planning Act 2016*, an impact assessment must be carried out having regard to matters prescribed by regulation. In this case, those matters are associated with the above-listed referral triggers:

- Clearing native vegetation (Schedule 10, Part 3, Division 4): the State Development Assessment Provisions (SDAPs) – Table 16.10 of State Code 16 (Clearing Native Vegetation).
- Designated Premises (Schedule 10, Part 9, Division 1): Designation purpose – 'Designation 481'.
- Electricity Infrastructure (Schedule 10, Part 9, Division 2): Purposes of the *Electricity Act 1994* and the *Electrical Safety Act 2000* – 'easement BRN1575'.

Statutory assessment of the above-mentioned matters is supplied in Section 5.3.

## 5. Statutory assessment

### 5.1 State and regional policies

State planning instruments set out what the state government has identified as planning matters of key state and regional interest. These state planning instruments guide growth management across the state. Each local government must take these into consideration when preparing their local planning schemes. There are two types of state planning instruments that the state government is responsible for:

- State Planning Policy 2017<sup>3</sup>
- Central Queensland Regional Plan 2013.

#### State Planning Policy 2017

The State Planning Policy 2017 ensures the Queensland Government's interests in planning are protected and delivered as part of local government planning across Queensland under five broad themes:

- Liveable communities and housing
- Economic growth
- Environment and heritage
- Safety and resilience to hazards
- Infrastructure.

#### Central Queensland Regional Plan 2013

The Central Queensland Regional Plan 2013 is a statutory regional plan that provides strategic direction and policies to achieve regional outcomes consistent with state planning interests.

#### Assessment

Part 2 of the RRC Planning Scheme confirms that relevant state interests contained in the State Planning Policy 2017 and the Central Queensland Regional Plan 2013, have been appropriately integrated. Therefore, no further assessment against these instruments is required.

### 5.2 Rockhampton Regional Council Planning Scheme 2015

The RRC Planning Scheme was adopted in 2015 and has had several amendments in the intervening time to align with changes to State and local planning matters. As the proposed RaL is impact assessable, the relevant parts of the RRC Planning Scheme include those identified in Table 5.1.

Table 5.1: Scope of RRC Planning Scheme assessment and document references

| Part                       | Code/section                               | Reference              |
|----------------------------|--------------------------------------------|------------------------|
| Part 3 Strategic framework | Infrastructure and services                | Section <b>5.2.1.1</b> |
|                            | Natural resources and economic development | Section <b>5.2.1.2</b> |
| Part 6 Zone                | Rural Zone Code                            | Section <b>5.2.2.1</b> |
| Part 8 Overlays            | Biodiversity Overlay Code                  | Section <b>5.2.2.2</b> |
|                            | Bushfire Hazard Overlay Code               | Section <b>5.2.2.2</b> |
|                            | Flood Hazard Overlay Code                  | Section <b>5.2.2.2</b> |

<sup>3</sup> To the extent Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme



| Part                     | Code/section                       | Reference              |
|--------------------------|------------------------------------|------------------------|
| Part 9 Development codes | Steep Land Overlay Code            | Section <b>5.2.2.2</b> |
|                          | Access, Parking and Transport Code | Section <b>5.2.2.4</b> |
|                          | Filling and Excavation Code        | Section <b>5.2.2.4</b> |
|                          | Landscape Code                     | Section <b>5.2.2.4</b> |
|                          | Reconfiguring a Lot Code           | Section <b>5.2.2.2</b> |
|                          | Stormwater Management Code         | Section <b>5.2.2.4</b> |
|                          | Water and Sewer Code               | Section <b>5.2.2.4</b> |

## 5.2.1 Strategic framework

The strategic framework of the RRC Planning Scheme sets the long-term policy direction for the Region and provides the basis for ensuring development outcomes align with the Region's vision. It addresses matters such as settlement pattern, natural environment and hazards, community identity and diversity, access and mobility, infrastructure and services, and natural resources and economic development.

Importantly, as the proposed RaL is limited to the creation of a lot for the approved BCWF switching station, several sections of the strategic framework are not directly applicable.

Table 5.2 below identifies the specific sections of the strategic framework applicable to this application, being Section 3.7 (Infrastructure and services) and Section 3.8 (Natural resources and economic development).

Table 5.2: Strategic framework scope of assessment and reference

| Planning Scheme section              | Relevance    | Comment                                                                                                                                                                                                                                                                                                                                                                                                         | Reference |
|--------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 3.3 Settlement pattern               | Not relevant | The proposed RaL is limited to the creation of an allotment around the approved BCWF switching station (Lot 1). It does not introduce new land uses or otherwise alter the established settlement pattern. No changes to the current land uses of the balance lot (Lot 41) are sought. Further assessment against this strategic framework section is not considered necessary.                                 | –         |
| 3.4 Natural environment and hazards  | Not relevant | Environmental and natural hazards were addressed and approved under the overarching Development Permits (refer to Section <b>1.3</b> for summary of relevant approvals). The proposed subdivision does not involve new works, vegetation clearance, or otherwise generate new environmental or natural hazard impacts. Further assessment against this strategic framework section is not considered necessary. | –         |
| 3.5 Community identity and diversity | Not relevant | The proposed RaL does not change community facilities, housing mix, or public spaces, and therefore has no influence on community identity or diversity. Further assessment against this strategic framework section is not considered necessary.                                                                                                                                                               | –         |



| Planning Scheme section                        | Relevance    | Comment                                                                                                                                                                                                                                                                                                                                                                                                     | Reference       |
|------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 3.6 Access and mobility                        | Not relevant | No new roads or transport changes are proposed. Access arrangements for the BCWF switching station remain as approved under the overarching Development Permits (refer to Section 1.3 for summary of relevant approvals). Further assessment for the purpose of this application is not considered necessary.<br><br>Of note, a Road Reserve Works Permit will be sought separately under RRC's local laws. | –               |
| 3.7 Infrastructure and services                | Relevant     | The proposed RaL is required to secure the land containing the approved BCWF switching station under separate Title (Lot 1). It supports the protection and operation of essential infrastructure in accordance with the Planning Scheme. Further detailed assessment is provided in the referenced section.                                                                                                | Section 5.2.1.1 |
| 3.8 Natural resources and economic development | Relevant     | The proposed RaL is located on rural-zoned land. The BCWF switching station has been previously approved and the subdivision delineated the minimum area necessary for its functional operation and requirements of Powerlink. Further detailed assessment is provided in the referenced section.                                                                                                           | Section 5.2.1.2 |

### 5.2.1.1 Infrastructure and services

Assessment of the proposed RaL against the relevant policies of Section 3.7 (infrastructure and services) is provided in Table 5.3.

Table 5.3: Infrastructure and services strategic framework assessment

| Relevant policy                                                                                                                                                                                                      | Assessment                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3.7.1 Strategic outcomes</b>                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                               |
| Infrastructure is planned and delivered logically and cost-efficiently to support the settlement pattern; meets long-term community, industry and business needs; achieves desired standards of service in the LGIP. | <b>Consistent</b><br><br>The proposed RaL secures the land required for the operation of the approved BCWF switching station (Lot 1) in a location aligned with the planned electricity network, enabling efficient delivery and long-term energy needs for the region.                                                                                       |
| <b>3.7.2 Inter-regional networks</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                               |
| Key sites and corridors for current and future infrastructure are identified, preserved and protected (incl. via separation areas).                                                                                  | <b>Consistent</b><br><br>The proposed RaL secures the land required for the approved BCWF switching station site (Lot 1) and its interface with the 275kV Powerlink transmission line (Calvale Substation to the Stanwell Substation). The proposed RaL does not constitute encroachment by incompatible uses and no separation area is considered necessary. |

| Relevant policy                                                                                                                                                                                        | Assessment                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utility installations and infrastructure services and their corridors, including electricity transmission and distribution lines, are protected from encroachment and impacts of development.          | <b>Consistent</b><br>The proposed RaL enables the formalisation of tenure for the approved BCWF switching station, reducing future land-use conflict and safeguarding operation and maintenance of the infrastructure.      |
| Development provides for the safe and efficient provision of energy infrastructure adequate to satisfy the community's needs and, where possible, accommodates sustainable/alternative energy options. | <b>Consistent</b><br>The proposed RaL secures the land required to support grid-connection infrastructure for the BCWF (a renewable energy project), directly advancing safe, efficient delivery of regional energy supply. |

### 5.2.1.2 Natural resources and economic development

Assessment of the proposed RaL against the relevant policies of Section 3.8 (natural resources and economic development) is provided in Table 5.4.

Table 5.4: Natural resources and economic development strategic framework assessment

| Relevant policy                                                                                                                                                                                                                                                                                                                                                                                                | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3.8.1 Strategic outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Development protects and, where possible, leverages the intrinsic economic value of the region's natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.                                                              | <b>Consistent</b><br>The proposed RaL secures the land for the BCWF switching station (Lot 1), authorised under the overarching approvals for the BCWF (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). The proposed reconfiguration for the BCWF switching station has been confined to the minimum land area required for this infrastructure. The proposed reconfiguration does not otherwise compromise the rural use of the balance lot (Lot 41), which remains available for rural activities. |
| Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.                                                                                                                                                                                                                                      | <b>Consistent</b><br>The proposed RaL is limited to the creation of an allotment for the approved BCWF switching station (Lot 1). It does not interfere with natural assets, tourism opportunities, or lifestyle values in the surrounding area.                                                                                                                                                                                                                                                                                |
| <b>3.8.2 Protection of key assets</b>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Key economic assets are protected from encroachment of incompatible development and supported to continue and grow their primary function. These assets include but are not limited to: <ul style="list-style-type: none"> <li>Major energy and transport infrastructure such as the Rockhampton Airport, Stanwell Power Station, the Bruce and Capricorn Highways and major rail freight corridors</li> </ul> | <b>Consistent</b><br>The proposed RaL secures the land for the approved BCWF switching station (Lot 1). The switching station has been sited and thus the subsequent Lot 1 is deliberately located adjoining the 275kV Powerlink transmission line (Calvale Substation to the Stanwell Substation) for functional and operational efficiency. This outcome directly supports the intended energy infrastructure use and does not give rise to any incompatible land use.                                                        |

| Relevant policy                                                                                                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3.8.4 Rural land</b>                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Land with productive capacity including land identified on the Agricultural Land Classification (ALC) overlay maps and land suitable for intensive horticulture or any emerging productive rural use is protected. | <b>Consistent</b><br>The proposed RaL secures the land for the BCWF switching station (Lot 1), authorised under the overarching approvals for the BCWF (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). The BCWF switching station is confined to the minimum land area required for this infrastructure. The proposed reconfiguration does not otherwise compromise the rural use of the balance lot (Lot 41), which remains available for rural activities. |
| No further fragmentation of rural land for rural residential or rural lifestyle development is supported, other than land already designated for that purpose.                                                     | <b>Consistent</b><br>The proposed RaL secures the land for required for the approved BCWF switching station (Lot 1) with the balance (Lot 41) remaining available for rural uses, with no introduction of rural residential or lifestyle development.                                                                                                                                                                                                                                    |
| Productive rural land, which is not identified for future urban development is protected from development that would alienate, fragment or otherwise limit its potential for productive rural uses.                | <b>Consistent</b><br>The proposed RaL is designed to accommodate the approved BCWF switching station (Lot 1), preserving the rural use of the balance lot (Lot 41).                                                                                                                                                                                                                                                                                                                      |

## 5.2.2 Code assessment

### 5.2.2.1 Rural Zone Code

All lots the subject of the application are located within the Rural Zone under the RRC Planning Scheme. The purpose of the Rural Zone Code is to:

- Ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area.
- Recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries.
- Prevent the establishment of development which may limit the productive capacity of the land.
- Provide for diversification of rural industries where impacts can be managed.
- Maintain the environmental values of all rural land.

#### Overall purpose assessment

The proposed RaL is consistent with the Rural Zone Code. The purpose of the RaL is to create a lot around the BCWF switching station. The reconfiguration is designed for the minimum operational requirements for the BCWF switching station while not reducing the potential productive capacity of the balance lot (Lot 1). No rural residential or lifestyle development is proposed, and the remainder of the lot remains available for existing or emerging rural uses. The subdivision does not adversely affect environmental values and maintains the integrity of surrounding rural land uses.

#### Acceptable and performance outcomes assessment

Assessment against the performance outcomes, where not compliant with the acceptable outcomes, is provided in Table 5.5.

Table 5.5: Rural Zone Code acceptable and performance outcome assessment

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                 | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Effects of development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO12</b><br>Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.                                                                                                                                                                                                                                                                           | <b>AO12.1</b><br>Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time. | <b>Complies with AO12.1</b><br>No outdoor lighting will result from the proposed RaL.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>General</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO14</b><br>Development that does not involve rural uses: <ul style="list-style-type: none"> <li>is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps;</li> <li>does not restrict the ongoing safe and efficient use of nearby rural uses; and</li> <li>is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries.</li> </ul> | No acceptable outcome is nominated                                                                                                                                                                                                                  | <b>Complies with PO14</b><br>The proposed RaL is not a new land use and is not a sensitive land use. It is solely required to secure the land and enable tenure for the delivery and operation of the BCWF switching station on Lot 1.<br>The MCU for the BCWF switching station has been authorised by the overarching approvals for the BCWF (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).<br>The proposed RaL will not otherwise restrict or interfere with agricultural uses on the balance lot (Lot 41). |
| <b>PO15</b><br>Uses that require isolation from urban areas are accommodated only where: <ul style="list-style-type: none"> <li>they cannot be more appropriately located in an industrial or other relevant zone;</li> <li>they can be adequately separated from sensitive land use(s) (whether or not in the ruRaL zone); and</li> <li>potential impacts can be appropriately managed.</li> </ul>                                                                                                                                        | No acceptable outcome is nominated                                                                                                                                                                                                                  | <b>Complies with PO15</b><br>The proposed RaL does not include a use that requires isolation from urban areas.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>PO16</b><br>Ecological values, habitat corridors and soil and water quality are protected, having regard to:                                                                                                                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is nominated                                                                                                                                                                                                                  | <b>Complies with PO16</b><br>All matters relating to the environmental impacts of the BCWF have been addressed in the                                                                                                                                                                                                                                                                                                                                                                                                                       |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• maximisation of vegetation retention and protection of vegetation from the impacts of development;</li><li>• avoidance of potential for erosion and minimisation of earthworks;</li><li>• retention and protection of natural drainage lines and hydrological regimes; and</li><li>• avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</li></ul> |                     | <p>overarching approval (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p> <p>The potential impacts of the BCWF switching station on biodiversity values was assessed in detail in the Ecological Assessment Report submitted with the MCU, with these impacts area considered manageable with the nominated mitigation measures and on balance of the project benefits.</p> <p>The proposed RaL will not result in any additional impacts on vegetation, ecological values, hydrological regimes, or soil and water quality.</p> |

#### Effects of development

|                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO30</b><br>Effective separation distances are provided to minimise conflicts with sensitive land use(s).                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated | <b>Complies with PO30</b><br><br>The proposed RaL will not introduce any new sensitive land uses. All land use matters, including separation distances for BCWF infrastructure to sensitive receptors, were addressed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).<br><br>The purpose of the proposed RaL is to secure the land for the BCWF switching station site. It will not alter existing separation distances or otherwise generate an inappropriate land use conflict with between proposed Lot 1 and Lot 41. |
| <b>PO31</b><br>Development does not unduly impact on the existing amenity and character of the locality having regard to: <ul style="list-style-type: none"><li>• the scale, siting and design of buildings and structures;</li><li>• visibility of buildings and structures when viewed from roads and other public view points; and</li><li>• any heritage places.</li></ul> | No acceptable outcome is nominated | <b>Complies with PO31</b><br><br>All matters relating to the impacts of the BCWF switching station has been addressed in the overarching approval (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).                                                                                                                                                                                                                                                                                                                                                        |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                     | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO32</b></p> <p>Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"><li>any hazards to people or property are avoided;</li><li>any earthworks are minimised;</li><li>the retention of natural drainage lines is maximised;</li><li>the retention of existing vegetation is maximised;</li><li>leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised;</li><li>damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li><li>there is adequate buffering, screening or separation to adjoining development.</li></ul> | <p>No acceptable outcome is nominated</p>                                                               | <p><b>Complies with PO32</b></p> <p>All matters relating to the impacts of the BCWF switching station have been addressed in the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Further to this, the civil works associated with the BCWF switching station have been approved by RRC under D/143-2024.</p>                                                                                                                                                                    |
| <p><b>PO33</b></p> <p>Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>No acceptable outcome is nominated</p>                                                               | <p><b>Complies with PO33</b></p> <p>All matters relating to the impacts of the BCWF switching station have been addressed in the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p>                                                                                                                                                                                                                                                                                            |
| <b>Reconfiguring a lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>PO34</b></p> <p>The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>AO34.1</b></p> <p>Unless otherwise stated in a precinct the minimum lot size is 100 hectares.</p> | <p><b>Complies with PO34</b></p> <p>The proposed RaL is required to provide tenure to Powerlink for the approved BCWF switching station (Lot 1).</p> <p>The proposed configuration has been designed to minimise the loss of the productive capacity and rural uses on the balance lot (Lot 41) and does not compromise environmental, water quality, or landscape values.</p> <p>No additional rural residential or lifestyle lots are proposed, and the productive capacity and character of the rural land are maintained.</p> |

### 5.2.2.2 Reconfiguring a Lot Code

The purpose of the Reconfiguring a Lot Code is to:

- Facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable urban form.
- Protect the productive capacity, landscape character and ecological and physical functions of the region's diverse natural resources.
- Provide a set of minimum requirements for the reconfiguring of land, including the creation of Community Titles Schemes made pursuant to the *Body Corporate and Community Management Act 1997*.

The Code outlines that the purpose will be achieved through the following overall outcomes:

- Lot reconfiguration results in:
  - Safe, convenient, efficient and attractive urban settlements.
  - Maintaining the productive potential of rural land.
  - A sequential pattern of development to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks.
  - A variety and mix of lot sizes to enable a range of development options to accommodate the differing needs and circumstances in accordance with the relevant zone.
  - Lots of a suitable size and dimension for the intended use of the site, including space for vehicle access and parking, on-site services and open space.
  - Compact and walkable neighbourhoods connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities.

#### Overall purpose assessment

The proposed RaL is consistent with the purpose and overall outcomes of the Reconfiguring a Lot Code. While the Code largely addresses urban and community development, the objectives relating to maintaining productive capacity, protecting landscape character, and ensuring functional lots are directly relevant to this rural subdivision. Specifically, the proposed RaL:

- Is required to secure the land the approved BCWF switching station on a separate title (Lot 1) and does not interfere with the rural use of the balance lot (Lot 1).
- Lot 1 is an appropriate size and dimension to accommodate the approved BCWF switching station infrastructure, with adequate provision for access, maintenance, and operational requirements.
- The proposed RaL aligns with existing approved access, services, and easement arrangements, ensuring the subdivision does not impede surrounding movement networks or infrastructure.
- No new buildings, structures, or earthworks are proposed, and the subdivision does not alter the rural character or ecological function of the site.

Overall, the RaL achieves the relevant outcomes of the Code in the context of a rural infrastructure subdivision, supporting the BCWF and switching station while maintaining the integrity and function of the surrounding rural land.



## Acceptable and performance outcomes assessment

Assessment against the relevant performance outcomes, where not compliant with the acceptable outcomes, is provided in Table 5.6.

Table 5.6: Reconfiguring a Lot Code acceptable and performance outcome assessment

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot design – general</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO4</b><br>Lot reconfiguration is integrated with the surrounding natural, urban and rural environment, having regard to: <ul style="list-style-type: none"> <li>the layout, access and dimensions of streets and lots;</li> <li>connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks;</li> <li>provision for shared use of public facilities;</li> <li>open space networks, retained habitat areas or corridors, landscape features and views and vistas; and</li> <li>connections to centres.</li> </ul>              | No acceptable outcome is nominated                                                                                                 | <b>Complies with PO4</b><br>The proposed Rals is a suitable layout with existing access to Lot 1 provided in accordance with the overarching approvals (refer to Section 1.3).                                                                                                                                                                                                                                                                                             |
| <b>PO7</b><br>Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: <ul style="list-style-type: none"> <li>appropriate buildings and structures;</li> <li>adequate usable open space and landscaping;</li> <li>ventilation and sunlight;</li> <li>privacy for residents;</li> <li>suitable vehicle access and on-site parking where required; and</li> <li>any required on-site services and infrastructure such as effluent disposal areas.</li> </ul> | <b>AO7.1</b><br>The dimensions and minimum areas of lots are in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions | <b>Complies with PO7</b><br>Lot 1 and the balance lot is of a regular shape and sufficient size to accommodate the approved BCWF switching station and associated infrastructure. Lot 1 provides adequate space for safe and convenient vehicle access, maintenance, and operational activities. As no residential or additional buildings are proposed, matters such as open space, landscaping, ventilation, sunlight, and privacy are not relevant to this subdivision. |
| <b>Development near infrastructure corridors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO13</b><br>Lots are designed and oriented to:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO13.1</b><br>Where on land that includes or adjoins a high voltage (above 11kV)                                                | <b>Complies with PO13</b><br>Lot 1 is designed to accommodate the approved BCWF switching                                                                                                                                                                                                                                                                                                                                                                                  |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• minimise the visual exposure of electricity transmission lines;</li><li>• facilitate a substantive vegetated buffer adjoining electricity transmission line easements;</li><li>• ensure habitable buildings and recreation areas are well separated from electricity transmission line easements;</li><li>• avoid compromising or adversely impacting upon the efficiency and integrity of the major electricity and bulk water supply infrastructure works; and</li><li>• ensure that access requirements of major electricity and bulk water supply infrastructure are maintained.</li></ul> | <p>electricity easement, lot design and layout incorporates:</p> <ul style="list-style-type: none"><li>• a vegetated buffer along the boundary of the electricity transmission line easement; and</li><li>• the orientation of the primary lot frontage away from the transmission line easement.</li></ul> <p>AND</p> <p><b>AO13.2</b></p> <p>Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Table 9.3.5.3.3 — Separation distances to electricity transmission line easement.</p> <p>AND</p> <p><b>AO13.3</b></p> <p>Residential development including lots and buildings/structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line as identified on the Regional Infrastructure Corridors Overlay Map OM-18.</p> <p>AND</p> <p><b>AO13.4</b></p> <p>Major electricity or bulk water supply infrastructure traversing or within private land is protected by an easement in favour of the service provider for access and maintenance.</p> | <p>station, which is intentionally located adjacent to the 275kV Powerlink transmission line (Calvale Substation to the Stanwell Substation) for functional and operational efficiency. The subdivision preserves the existing easement BRN1575 and access arrangements, ensuring that the efficiency and integrity of the electricity infrastructure are maintained. No new buildings or sensitive land uses are proposed, so separation and visual exposure considerations are inherently satisfied. Access for maintenance and operational activities remains fully available, and the lot layout supports the ongoing function of both the BCWF switching station and the transmission line.</p> |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>PO16</b></p> <p>Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that:</p> <ul style="list-style-type: none"><li>• is adequate for the projected needs of the development;</li></ul>                                                                                                                                                                                                                                                                                                           | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Complies with PO16</b></p> <p>All infrastructure, including access required to service the BCWF switching station (Lot 1), will be provided in accordance with the overarching approvals (refer to Section 1.3).</p> <p>No additional infrastructure is required as part of this reconfiguration, and access to Lot 41 will remain unchanged from the</p>                                                                                                                                                                                                                                                                                                                                      |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• is adaptable to allow for future infrastructure upgrades;</li><li>• minimises risk of adverse environmental or amenity related impacts; and</li><li>• minimises whole of life cycle costs for that infrastructure.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                  | <p><b><u>existing arrangements on Lot 41 SP358033.</u></b></p> <p>Both lots will function independently with no requirement for easements.</p>                                                                                                                                                                                                                                                                                                         |
| <p><b>PO17</b></p> <p>Reconfiguration of land in areas unable to be connected to the reticulated sewerage system results in sites that are each able to efficiently dispose of domestic effluent in a manner that:</p> <ul style="list-style-type: none"><li>• minimises any potential adverse ecological impacts, particularly on any nearby sensitive receiving environments;</li><li>• limits any health risks during a system failure;</li><li>• ensures the water quality of existing and/or proposed water supplies remains unaffected;</li><li>• ensures the sustainable disposal of domestic effluent; and</li><li>• does not impose a higher than normal cost to future land owners of the site for the installation and maintenance of pipes, pumps, etcetera, and ensures that systems are easily able to be properly maintained.</li></ul> | <p><b>AO17.1</b></p> <p>The minimum size of a lot is 4,000 square metres in areas unable to be connected to the reticulated sewerage system.</p> | <p><b>Not applicable</b></p> <p>The proposed RaL does not generate any demand for domestic effluent disposal and PO17 is not applicable.</p> <p>No reticulated sewerage connection or on-site effluent disposal is required as part of this reconfiguration.</p> <p>All services necessary for the approved BCWF switching station will be delivered in accordance with the overarching approvals, where applicable (refer to Section <b>1.3</b>).</p> |

### 5.2.2.3 Overlay codes

The subject site is intersected by the following overlays:

- Biodiversity
- Bushfire hazard
- Flood hazard
- Steep land.

Importantly, the BCWF project has been assessed in relation to the matters captured by these overlays as part of the overarching MCU and OPW approvals for the BCWF Project (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Relevant conditions of approval require the preparation and implementation of management plans to further address matters including:

- Vegetation and fauna management plan
- Bushfire management plan
- Bird and bat management plan



- Construction environmental management plan including sub plans for erosion and sediment control and stormwater management.

### Overall purpose assessment

The overall purpose of the relevant overlays of the RRC planning scheme are assessed in Table 5.7

Table 5.7: Overall purpose assessment of relevant overlays

| Overlay purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Biodiversity Overlay Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The purpose of the biodiversity overlay code is to protect, rehabilitate and manage areas of environmental significance and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems being:</p> <ul style="list-style-type: none"><li>• land mapped as containing matters of state or local environmental significance;</li><li>• a biodiversity corridor or wildlife habitat; and</li><li>• a wetland or waterway and its buffer area.</li></ul> | <p><b>Consistent</b></p> <p>All matters relating to biodiversity impacts from the BCWF switching station have been addressed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p> <p>The potential impact of the BCWF switching station on biodiversity values was comprehensively assessed in the Ecological Assessment Report submitted with the development application, with impacts deemed appropriate and manageable.</p> <p>The proposed RaL will not result in any additional impacts to biodiversity values, as it is limited to securing land and enabling tenure for the approved infrastructure. Given this, further assessment against the outcomes of the Biodiversity Overlay Code is not considered necessary.</p>                                                                                                                                                                                                                                                                    |
| <b>Bushfire Hazard Overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The purpose of the bushfire hazard overlay code is to manage development outcomes in bushfire hazard areas so that risk to life, property, community, economic activity and the environment as a result of bushfire is avoided or minimised.</p>                                                                                                                                                                                                                                | <p><b>Consistent</b></p> <p>All bushfire risks associated with the BCWF switching station have been addressed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p> <p>Of note, a portion of Lot 41 SP358033 is mapped as Bushfire Prone Area, with hazard levels ranging from Medium to Very High Potential Bushfire Intensity. Condition 12 of the overarching BCWF MCU approval requires the preparation and approval of a Bushfire Management Plan (BMP) prior to construction, which applies the proposed RaL allotments. The BMP is designed to manage potential bushfire risks and protect the development.</p> <p>Importantly, the proposed RaL is limited to the creation of an allotment around the approved BCWF switching station and does not introduce any additional risk beyond that already assessed and deemed appropriate under the overarching approvals. Given this, further assessment against the outcomes of the Bushfire Hazard Overlay Code is not considered necessary.</p> |



| Overlay purpose                                                                                                                                                                                                                                                                                                                                      | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood Hazard Overlay Code</b>                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| The purpose of the flood hazard overlay code is to manage development outcomes in flood prone areas so that risk to life, property, community and the environment as a result of flood is avoided or minimised. Development does not increase likelihood or consequences of flood damage, either on-site or to any other property or infrastructure. | <p><b>Consistent</b></p> <p>All flood-related matters for the BCWF switching station have been addressed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p> <p>Of note, the BCWF switching station is located outside, but directly adjacent to, the mapped flood hazard area. Importantly, the proposed RaL is limited to the creation of an allotment around the approved BCWF switching station and does not introduce any additional risk beyond that already assessed and deemed appropriate under the overarching approvals. Given this, further assessment against the outcomes of the Flood Hazard Overlay Code is not considered necessary.</p> |
| <b>Steep Land Overlay Code</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The purpose of the steep land overlay code is to ensure that:</p> <ul style="list-style-type: none"><li>development does not materially increase the extent or the severity of landslide hazard; and</li><li>risk to life, property, community and the environment during landslides is avoided.</li></ul>                                        | <p>All matters relating to the suitability of the site for the BCWF have been addressed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Further to this, the civil works associated with the BCWF switching station have been approved by RRC under D/143-2024. Importantly, the proposed RaL is limited to the creation of an allotment around the approved BCWF switching station and does not introduce any additional risk beyond that already assessed and deemed appropriate under the overarching approvals. Given this, further assessment against the outcomes of the Steep Land Overlay Code is not considered necessary.</p>                   |

#### 5.2.2.4 All other codes

The table of assessment of the RRC Planning Scheme identifies several additional development codes as technically applicable. However, given the nature of the proposed RaL, these codes have limited, if any, relevance to the proposal. No physical works are proposed, and no changes will occur to site access, earthworks, landscaping, stormwater, or servicing arrangements. Accordingly, a high-level assessment is provided in Table 5.8.

Table 5.8: Assessment of all other applicable codes

| Code                               | Assessment                                                                                                                                                                                                                                                                                                              |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Access, Parking and Transport Code | The RaL will not generate additional vehicle movements beyond those already authorised for the approved BCWF switching station, and no new vehicle access points are proposed. As no new traffic-generating development is involved, further assessment against the Access, Parking and Transport Code is not required. |



| Code                        | Assessment                                                                                                                                                                                                                                 |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Filling and Excavation Code | No filling or excavation works are proposed as part of the proposed RaL. Given this, further assessment against the outcomes of the Filling and Excavation Code is not considered necessary.                                               |
| Landscape Code              | No new buildings, structures, or changes in land use are proposed that would trigger landscaping requirements under the Landscape Code. No further assessment against the Landscape Code is required.                                      |
| Stormwater Management Code  | No new impervious surfaces or alterations to site drainage will result from the proposed RaL. Further assessment against the Stormwater Management Code is not required.                                                                   |
| Water and Sewer Code        | The RaL does not require new water supply or sewerage services. Existing arrangements for the BCWF switching station established under the BCWF approvals are unaffected, and no new connections or infrastructure upgrades are triggered. |

## 5.3 Matters impact assessment must have regard to

### 5.3.1 State Development Assessment Provisions

Table 5.9 provides an assessment of the proposed RaL against the relevant performance outcomes of State Code 16. The Code seeks to ensure that clearing of vegetation does not occur in a manner that causes environmental harm or undermines the objectives of the Planning Scheme.

In this case, Table 16.10 of State Code 16 is relevant to the proposed RaL. While assessable clearing associated with the BCWF switching station (including asset protection buffers) has been approved by the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD), additional native vegetation clearing as a consequence of the RAL (i.e., routine management) may be required. However, this clearing can be undertaken as exempt prior to and after the application being approved.

Under the Schedule 24 *Planning Regulation 2017*, accepted operational work includes activities such as routine management. Routine management under Schedule 24 includes clearing for a 'necessary fence', provided the maximum width is 10 m. Routine management can also be considered 'exempt clearing work' under Schedule 21 (Part 2) provided the vegetation to be cleared is regulated regrowth vegetation or a 'least concern' regional ecosystem in a Category B area.

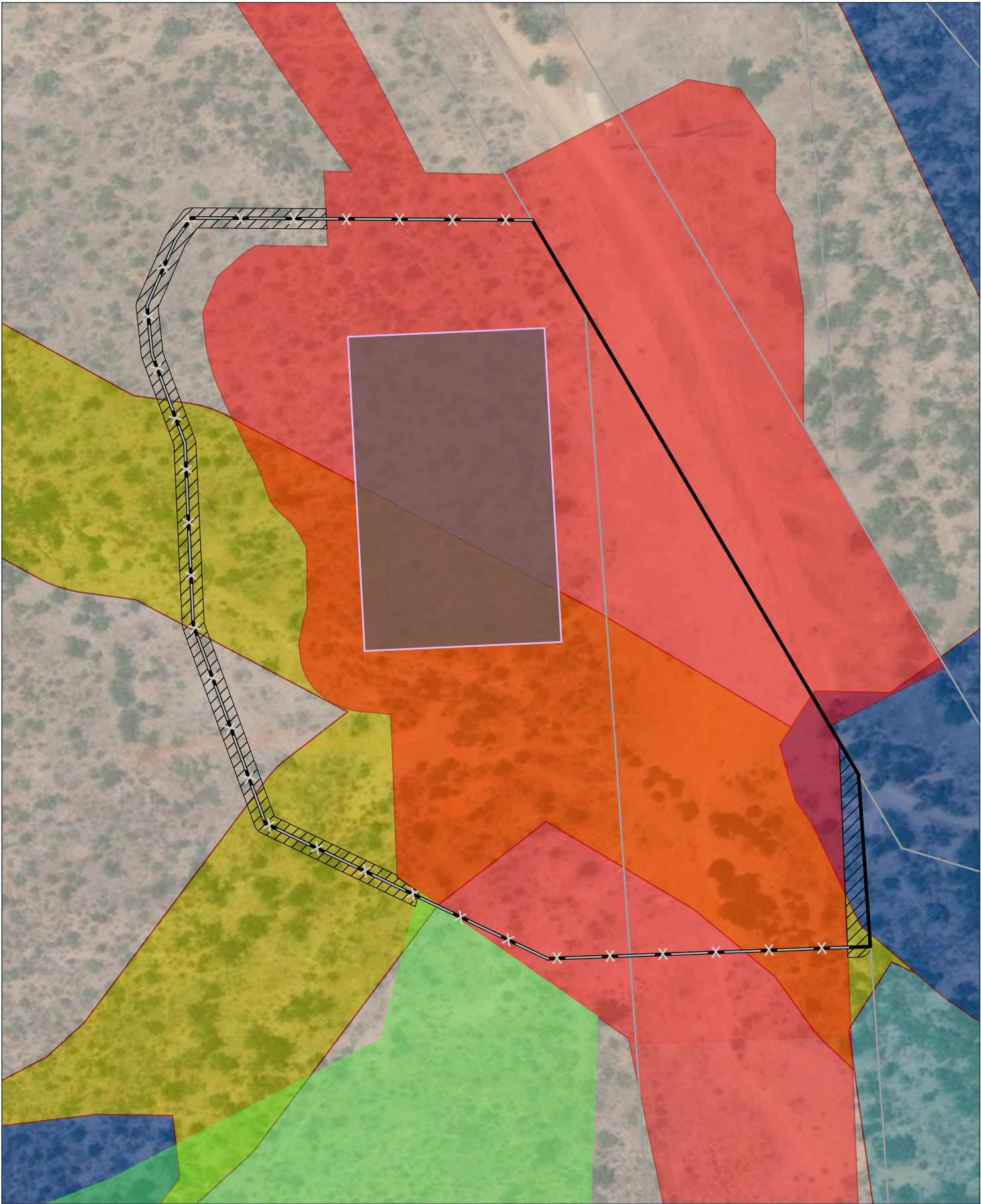
The proposed RaL does not propose any new assessable clearing beyond that already approved for the BCWF switching station. Any previously cleared areas were assessed under the overarching approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD), however, the RaL may require consequential clearing to establish a necessary perimeter fence adjoining a 'least concern' Category B area (100% RE 11.11.15). Refer to Figure 5.1 for illustration of consequential exempt clearing work. This activity aligns with the definition of routine management, including the exempt clearing work provisions, and is a viable pathway both before and after approval of the proposed RaL.

Table 5.9: State Code 16 outcome assessment

| Performance outcomes                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                  | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Table 16.10: Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved</b>                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO94 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: <ul style="list-style-type: none"> <li>reasonably avoided; or</li> <li>reasonably minimised where it cannot be reasonably avoided.</li> </ul> | No acceptable outcome is prescribed. | <p><b>Complies</b></p> <p>The only vegetation clearing relevant to this application is limited to exempt clearing work for the establishment of a necessary perimeter fence.</p> <p>Refer to <b>Figure 5.1</b>.</p> <p>The extent of exempt clearing is minor, localised, and occurs immediately adjacent to approved clearing enabled by the BCWF approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). Therefore, it does not introduce new or isolated vegetation disturbance.</p> <p>As such, the clearing and its associated impacts are reasonably minimised, and do not result in any inappropriate vegetation loss not already anticipated under the</p> |

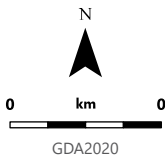


| Performance outcomes                                                                                                                                                                                                                                                                  | Acceptable outcomes                  | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Table 16.10: Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved</b> |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO95 Clearing of vegetation does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.                                                 | No acceptable outcome is prescribed. | <p>existing exemption framework of the <i>Planning Regulation 2017</i>.</p> <p>Routine management (as defined by Schedule 24 by the <i>Planning Regulation 2017</i>) may be required to enable the establishment of a necessary perimeter fence adjoining a 'least concern' Category B area. Of note, the perimeter fence will abut the approved disturbance footprint, for which the clearing of vegetation has been abled by the overarching BCWF approvals (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD).</p> <p>The extent of clearing within the Category B area is limited to 10 m in width, which is exempt clearing work under Schedule 21 (Part 2[h]). The perimeter fence may also intersect regulated regrowth and non-regulated (Category X) vegetation which can also qualify as exempt clearing work under Schedule 21. This exemption pathway is available both before and after approval of the proposed RaL.</p> <p>The proposal complies with PO95 on the basis that any vegetation clearing required in the vicinity of the site is exempt clearing work or authorised under existing approval.</p> |



**Exempt clearing  
work**  
**Figure 5.1**

DWG No: GIG-001-045[B]  
DATE: 27/08/2025  
DRAWN: DC  
REVIEWED MB  
SCALE (A4): 1:2,500  
Document Set ID: 41158487



- |                           |                             |            |
|---------------------------|-----------------------------|------------|
| —x— Fence                 | Disturbance Footprint       | Category B |
| ▨ 10m Buffer              | Stage 1                     | Category C |
| ▭ Switching Station Bench | Stage 2                     | Category R |
| ▭ Subdivision (Proposed)  | Cadastral Boundaries (DCDB) | Category X |



### 5.3.2 Designation 481

The proposed RaL will not introduce any land use, building form, or tenure outcome that could hinder or compromise the establishment, operation, or maintenance of the designated infrastructure. It will ensure continued access to the designated corridor and maintain flexibility for the delivery of the designated works in accordance with their intended function.

The location, layout, and design of the BCWF switching station has been approved by SARA (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD) and developed in consultation with Powerlink. The required filling and excavation for the BCWF switching station has also been approved under RRC Development Permit D143-2024. In assessing those applications (either internally or via Schedule 10 referral), SARA determined no impacts on designation 481.

### 5.3.3 Easement BRN1575

The proposed RaL maintains the operational requirements and statutory purposes of easement BRN1575 under the *Electricity Act 1994* and *Electrical Safety Act 2002*. The layout preserves the location, width, and integrity of the easement and does not authorise any structures or activities that could impede safe access, inspection, maintenance, or the performance of the electrical infrastructure. All future development within the easement area will remain subject to the relevant restrictions and safety obligations to ensure the continued safe and efficient operation of the electricity network.

Pre-lodgement consultation has been undertaken with Powerlink confirming the proposed RaL as acceptable. Refer to **Appendix D** for relevant correspondence.

The location, layout, and design of the BCWF switching station has been approved by SARA (SARA ref: 2012-20252 SDA, 2111-25727 SPD, 2408-41939 SPD, 2507-47304 SPD). The required filling and excavation for the BCWF switching station has also been approved under RRC Development Permit D143-2024. In assessing those applications, Powerlink supported the application subject to conditions.

## 5.4 Any other relevant matters

Under section 45(5)(b) of the *Planning Act 2016*, impact assessment may be carried out having regard to any other relevant matter, including planning need. For this application, a key matter is the demonstrated need for the proposed RaL to allow tenure for the BCWF switching station to be transferred to Powerlink, a critical component of the broader BCWF.

Whilst Lot 1 does not meet the minimum lot size requirements of the RRC Planning Scheme, the subdivision is necessary to provide tenure and operational certainty for the BCWF switching station. The proposed configuration has been designed to meet the operational requirements of the BCWF switching station while retaining the productive capacity and rural use of the balance lot (Lot 41).

No new buildings, structures, or sensitive land uses are proposed, and the RaL does not compromise the integrity of the approved BCWF infrastructure or the surrounding rural uses.

The proposed RaL is consistent with the relevant policies and outcomes of the RRC Planning Scheme, including the strategic framework, Rural Zone Code, and Reconfiguring a Lot Code. It supports the rural uses, protects key energy infrastructure, and enables the efficient delivery of the BCWF, thereby achieving its intended purpose in a manner that aligns with the planning scheme's objectives.



## 6. Summary and conclusions

The proposed RaL is required to tenure for the BCWF switching station, a critical component of the broader BCWF, on a separate title such that it can be transferred to Powerlink (Lot 1). The RaL enables the establishment of necessary tenure for the switching station while maintaining the productive capacity and rural land use of the balance lot (Lot 41).

The assessment demonstrates that the RaL:

- Aligns with relevant state and regional planning instruments, including the State Planning Policy 2017 and Central Queensland Regional Plan 2013.
- Is consistent with the strategic framework of the RRC Planning Scheme, including policies supporting the protection of productive rural land and key energy infrastructure.
- Complies with relevant RRC Planning Scheme codes, including the Rural Zone Code, Reconfiguring a Lot Code, and applicable overlay codes, as it does not introduce new buildings, sensitive land uses, or infrastructure beyond that already approved.
- Avoids fragmentation of productive rural by consolidating the BCWF switching station to the minimum operational area required, thereby maximising the productive capacity and rural use of the balance lot.
- Responds appropriately to other relevant planning matters, including:
  - State Code 16
  - Designation 481
  - Easement BRN1575.
- Represents a planning need considering subdivision is necessary to provide legal and operational certainty for the BCWF switching station.

The proposed RaL achieves its intended purpose of securing land tenure for the BCWF switching station in a manner that is consistent with the RRC Planning Scheme and overarching approvals for the project. The development retains the rural character and productive capacity, protects key energy infrastructure, and ensures the efficient delivery of the BCWF Project. Accordingly, the proposal is considered appropriate and well-aligned with planning objectives and outcomes.



## Appendix A

DA Form 1, record of  
title & owner's  
consent

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |                                 |
|-----------------------------------------------------|---------------------------------|
| Applicant name(s) (individual or company full name) | Boulder Creek Wind Farm Pty Ltd |
| Contact name (only applicable for companies)        | c/- Attexo Group Pty Ltd        |
| Postal address (P.O. Box or street address)         | PO Box 617                      |
| Suburb                                              | Fortitude Valley                |
| State                                               | Qld                             |
| Postcode                                            | 4006                            |
| Country                                             | Australia                       |
| Contact number                                      | 0438506182                      |
| Email address (non-mandatory)                       | Meggan.bain@attexo.com.au       |
| Mobile number (non-mandatory)                       |                                 |
| Fax number (non-mandatory)                          |                                 |
| Applicant's reference number(s) (if applicable)     | GIG-001                         |

### 1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application  
☐ No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

#### 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

|    |          |            |                                    |                              |
|----|----------|------------|------------------------------------|------------------------------|
| a) | Unit No. | Street No. | Street Name and Type               | Suburb                       |
|    |          | -          | -                                  | -                            |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s)     |
|    | -        | 42         | RN244                              | Rockhampton Regional Council |
| b) | Unit No. | Street No. | Street Name and Type               | Suburb                       |
|    |          |            |                                    |                              |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s)     |
|    |          |            |                                    |                              |

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

|              |             |                                                                                                     |                                          |
|--------------|-------------|-----------------------------------------------------------------------------------------------------|------------------------------------------|
| Longitude(s) | Latitude(s) | Datum                                                                                               | Local Government Area(s) (if applicable) |
|              |             | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                          |

- ☐ Coordinates of premises by easting and northing

|            |             |                                                                                           |                                                                                                     |                                          |
|------------|-------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------|
| Easting(s) | Northing(s) | Zone Ref.                                                                                 | Datum                                                                                               | Local Government Area(s) (if applicable) |
|            |             | <input type="checkbox"/> 54<br><input type="checkbox"/> 55<br><input type="checkbox"/> 56 | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                          |

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
☒ Not required

### 4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>                    |
| Name of airport: <input type="text"/>                                                                                             |
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="text"/>                                                                                     |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>        |
| CLR site identification: <input type="text"/>                                                                                     |

#### 5) Are there any existing easements over the premises?

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use    ☒ Reconfiguring a lot    ☐ Operational work    ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment    ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguring of a lot (future Lot 41 SP358033) into two parcels for the purpose of the BCWF switching station

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Operational work    ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment    ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

- |                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input checked="" type="checkbox"/> Yes – complete division 2                                        |
| Operational work       | <input type="checkbox"/> Yes – complete division 3                                                   |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                     |

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

| Provide a general description of the proposed use | Provide the planning scheme definition<br>(include each definition in a new row) | Number of dwelling units<br>(if applicable) | Gross floor area (m <sup>2</sup> )<br>(if applicable) |
|---------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------|
|                                                   |                                                                                  |                                             |                                                       |
|                                                   |                                                                                  |                                             |                                                       |
|                                                   |                                                                                  |                                             |                                                       |

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

- ☐ Yes
- ☐ No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

| Provide a general description of the temporary accepted development | Specify the stated period dates under the Planning Regulation |
|---------------------------------------------------------------------|---------------------------------------------------------------|
|                                                                     |                                                               |

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?**

1

**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

- |                                                               |                                                                                                                        |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Subdivision (complete 10) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)                                           |
| <input type="checkbox"/> Boundary realignment (complete 12)   | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13) |

| 10) Subdivision                                                                                         |             |            |            |                              |
|---------------------------------------------------------------------------------------------------------|-------------|------------|------------|------------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: |             |            |            |                              |
| Intended use of lots created                                                                            | Residential | Commercial | Industrial | Other, please specify:       |
|                                                                                                         |             |            |            | Substation; rural; wind farm |
| Number of lots created                                                                                  |             |            |            | 2                            |

| 10.2) Will the subdivision be staged?                                                                     |  |
|-----------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Yes – provide additional details below<br><input checked="" type="checkbox"/> No |  |
| How many stages will the works include?                                                                   |  |
| What stage(s) will this development application apply to?                                                 |  |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? |             |            |            |                        |
|-------------------------------------------------------------------------------------------------------------------------|-------------|------------|------------|------------------------|
| Intended use of parts created                                                                                           | Residential | Commercial | Industrial | Other, please specify: |
|                                                                                                                         |             |            |            |                        |
| Number of parts created                                                                                                 |             |            |            |                        |

| 12) Boundary realignment                                                            |                        |                         |                        |
|-------------------------------------------------------------------------------------|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? |                        |                         |                        |
| Current lot                                                                         |                        | Proposed lot            |                        |
| Lot on plan description                                                             | Area (m <sup>2</sup> ) | Lot on plan description | Area (m <sup>2</sup> ) |
|                                                                                     |                        |                         |                        |
|                                                                                     |                        |                         |                        |
| 12.2) What is the reason for the boundary realignment?                              |                        |                         |                        |
|                                                                                     |                        |                         |                        |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?<br>(attach schedule if there are more than two easements) |           |            |                                                   |                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|---------------------------------------------------|-----------------------------------------------------|
| Existing or proposed?                                                                                                                                                  | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
|                                                                                                                                                                        |           |            |                                                   |                                                     |
|                                                                                                                                                                        |           |            |                                                   |                                                     |

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

| 14.1) What is the nature of the operational work?                                                                                                                        |                                                                                                                |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Road work<br><input type="checkbox"/> Drainage work<br><input type="checkbox"/> Landscaping<br><input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater<br><input type="checkbox"/> Earthworks<br><input type="checkbox"/> Signage | <input type="checkbox"/> Water infrastructure<br><input type="checkbox"/> Sewage infrastructure<br><input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)                                                                       |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> Yes – specify number of new lots:                                                                                                               |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> No                                                                                                                                              |                                                                                                                |                                                                                                                                                 |

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☒ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☒ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland  
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☒ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

**18) Has any referral agency provided a referral response for this development application?**

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

| Referral requirement | Referral agency | Date of referral response |
|----------------------|-----------------|---------------------------|
|                      |                 |                           |
|                      |                 |                           |

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

| List of approval/development application references                                              | Reference number | Date          | Assessment manager |
|--------------------------------------------------------------------------------------------------|------------------|---------------|--------------------|
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Development application | D/143-2024       | 28 March 2025 | RRC                |
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Development application | D/24-2025        | 6 May 2025    | RRC                |

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

| Amount paid | Date paid (dd/mm/yy) | QLeave levy number (A, B or E) |
|-------------|----------------------|--------------------------------|
| \$          |                      |                                |

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

|                      |  |                         |  |
|----------------------|--|-------------------------|--|
| Proposed ERA number: |  | Proposed ERA threshold: |  |
| Proposed ERA name:   |  |                         |  |

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Referable dams**

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

|                             |  |           |  |
|-----------------------------|--|-----------|--|
| Name of the heritage place: |  | Place ID: |  |
|-----------------------------|--|-----------|--|

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> See the <i>Planning Regulation 2017</i> for referral requirements                                                                                                                                                                                                                                                                                                                      |                                                                                    |
| If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application                                                                                                                                                                                                    | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |
| Supporting information addressing any applicable assessment benchmarks is with the development application                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="#">DA Forms Guide: Planning Report Template</a> . |                                                                                    |
| Relevant plans of the development are attached to this development application                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> Yes                                            |
| <b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .                                                                                                                                                                                                             |                                                                                    |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |

## 25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

|                                                         |  |
|---------------------------------------------------------|--|
| Prescribed assessment manager                           |  |
| Name of chosen assessment manager                       |  |
| Date chosen assessment manager engaged                  |  |
| Contact number of chosen assessment manager             |  |
| Relevant licence number(s) of chosen assessment manager |  |

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

|                                                   |                      |
|---------------------------------------------------|----------------------|
| Description of the work                           |                      |
| QLeave project number                             |                      |
| Amount paid (\$)                                  | Date paid (dd/mm/yy) |
| Date receipted form sighted by assessment manager |                      |
| Name of officer who sighted the form              |                      |

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>50998365</b> | <b>Search Date:</b> | 29/08/2025 13:20 |
| <b>Date Title Created:</b> | 24/07/2015      | <b>Request No:</b>  | 53173317         |
| <b>Previous Title:</b>     | 40070325        |                     |                  |

### ESTATE AND LAND

Estate in Fee Simple

LOT 42 CROWN PLAN RN244  
 Local Government: ROCKHAMPTON

### REGISTERED OWNER

### INTEREST

Dealing No: 717278182 27/05/2016

GEOFFREY WILLIAM HENRY WALTERS  
 JOSHUA WILLIAM WALTERS

1/2  
 1/2

AS TENANTS IN COMMON

### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
 Deed of Grant No. 40070325 (Lot 42 on CP RN244)
- RESUMPTION EASEMENT No 602802801 (R1135) 01/02/1988  
 Burdening  
 THE LAND TO  
 QUEENSLAND ELECTRICITY COMMISSION  
 OVER EASEMENTS A & B ON CP RN1575
- TRANSFER No 703437138 07/07/1999 at 08:14  
 RESUMPTION EASEMENT: 602802801 (R1135)  
 QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
 A.C.N. 078 849 233
- LEASE No 724058737 15/05/2025 at 15:49  
 LESSEE:  
 BOULDER CREEK WIND FARM PTY LTD A.C.N. 643 055 636  
 TENANTS IN COMMON 1/2  
 BCWF 2 PTY LIMITED A.C.N. 670 206 256  
 TENANTS IN COMMON 1/2  
 PREMISES:  
 LEASE EXTENT: PART OF THE LAND  
 AREA DESCRIPTION: LEASE RV ON SP345204  
 LAND DESCRIPTION: LOT 42 ON CPRN244  
  
 LEASE EXTENT: PART OF THE LAND  
 AREA DESCRIPTION: LEASE RW ON SP345204  
 LAND DESCRIPTION: LOT 42 ON CPRN244  
 TERM: 17/04/2025 TO 16/04/2055  
 OPTION: 30 YEARS

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

|                  |          |
|------------------|----------|
| Title Reference: | 50998365 |
|------------------|----------|

\*\* End of Current Title Search \*\*

**Individual owner's consent for making a development application under the *Planning Act 2016***

I,  
Geoffrey William Walters and Joshua William Walters

as owner of the premises identified as follows:

Lot 42 Crown Plan RN244

consent to the making of a development application under the *Planning Act 2016* by:

Boulder Creek Wind Farm Pty Ltd ACN 643 055 636

on the premises described above for:

Reconfiguring of a lot

J. Walters

04/09/2025.

[signature of owner and  
date signed]

**Individual owner's consent for making a development application under the *Planning Act 2016***

I,  
Geoffrey William Walters and Joshua William Walters

as owner of the premises identified as follows:

Lot 42 Crown Plan RN244

consent to the making of a development application under the *Planning Act 2016* by:

Boulder Creek Wind Farm Pty Ltd ACN 643 055 636

on the premises described above for:

Reconfiguring of a lot

 4/09/25

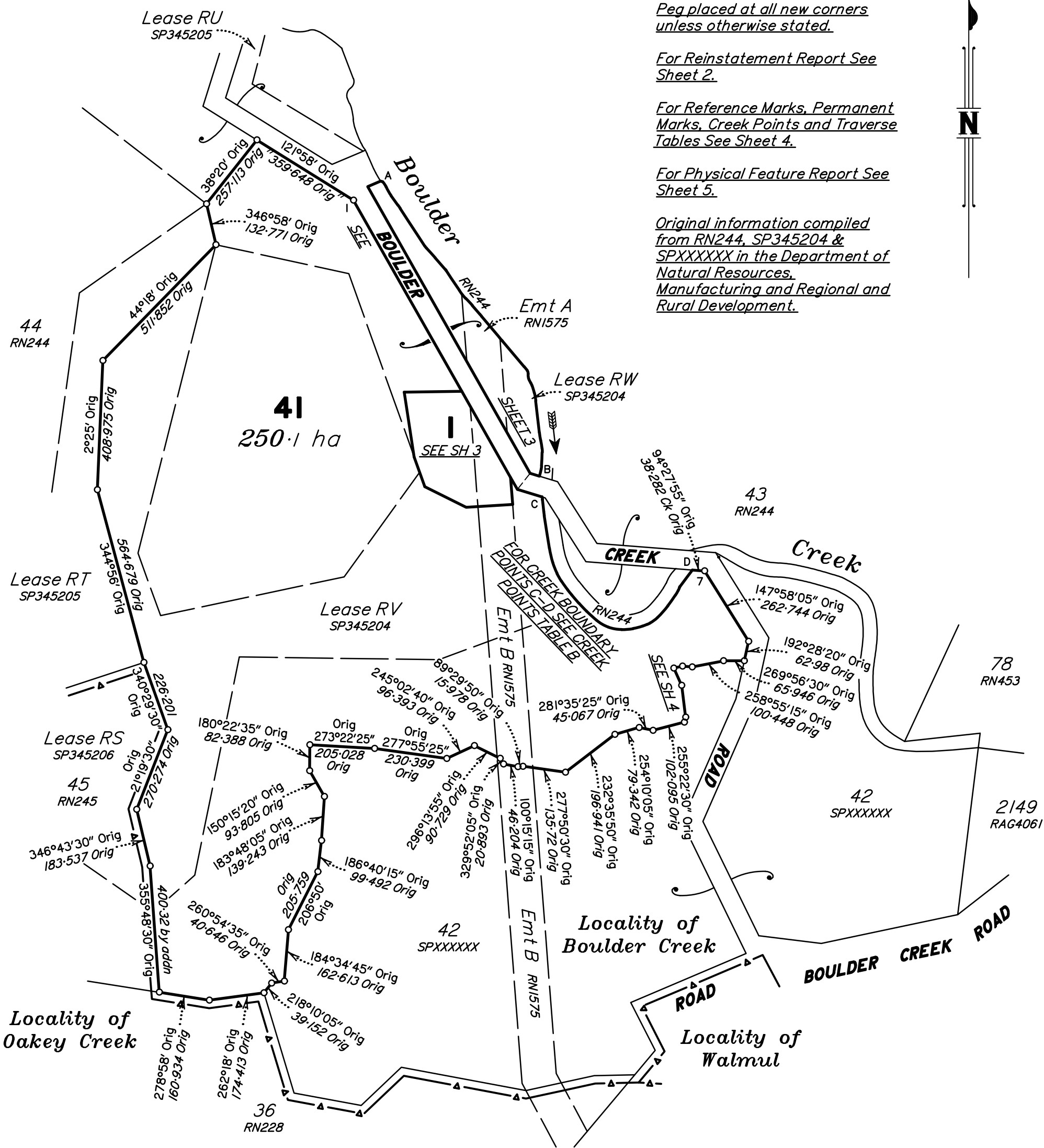
[signature of owner and  
date signed]



# Appendix B

## Proposed survey plans

SURVEY PLAN



Peg placed at all new corners  
unless otherwise stated.

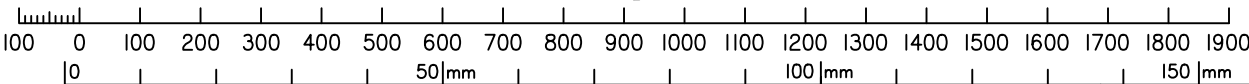
For Reinstatement Report See  
Sheet 2.

For Reference Marks, Permanent  
Marks, Creek Points and Traverse  
Tables See Sheet 4.

For Physical Feature Report See  
Sheet 5.

Original information compiled  
from RN244, SP345204 &  
SPXXXXXX in the Department of  
Natural Resources,  
Manufacturing and Regional and  
Rural Development.

Scale 1:12500 - Lengths are in metres.



State copyright reserved.

RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by , surveying graduate, for whose work the corporation accepts responsibility, under the supervision of cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on

Authorised Delegate

Date

**Plan of**

**Lots 1 & 41**

*Cancelling Lot 41 on SPXXXXXX*

LOCAL *ROCKHAMPTON*  
GOVERNMENT: *REGIONAL*

LOCALITY: *BOULDER CREEK*

Meridian: *MGA (Zone 56) Vide SP345204*

Survey  
Records: *No*

Scale: **1:12,500**

Format: **STANDARD**

**SP351184**

Land Title Act 1994 ; Land Act 1994  
Form 2IB Version 2

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Sheet  
2of  
5

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

I. Existing

Created

| Title Reference | Description        | New Lots | Road | Secondary Interests |
|-----------------|--------------------|----------|------|---------------------|
|                 | Lot 41 on SPXXXXXX | I & 41   | —    | —                   |

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

| Administrative Advice | Lots to be Encumbered |
|-----------------------|-----------------------|
| 721957102 (Caveat)    | I & 41                |

ENCUMBRANCE EASEMENT ALLOCATIONS

| Easement                       | Lots to be Encumbered |
|--------------------------------|-----------------------|
| 602802801 (Emts A&B on RN1575) | I & 41                |

LEASE EASEMENT ALLOCATIONS

| Lease                    | Lots to be Encumbered |
|--------------------------|-----------------------|
| — (Lease RV on SP345204) | I & 41                |

REINSTATEMENT REPORT

Reinstatement follows and agrees with that of SP345204.

I & 42

Lot 42 on RN244

Lots

Orig

2. Orig Grant Allocation :

3. References :  
Dept File :  
Local Govt :  
Surveyor : AU213016578

5. Passed & Endorsed :  
By : RPS AAP CONSULTING PTY LTD  
ACN 117 883 173  
Date :  
Signed :  
Designation : Authorised Delegate

6. Building Format Plans only.  
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining\* lots and road  
  
.....  
Cadastral Surveyor/Director\* Date  
\* delete words not required

7. Lodgement Fees :

Survey Deposit \$ .....  
Lodgement \$ .....  
.....New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

8. Insert Plan Number

SP351184

Document Set ID: 41158487  
Version: 1, Version Date: 08/09/2025

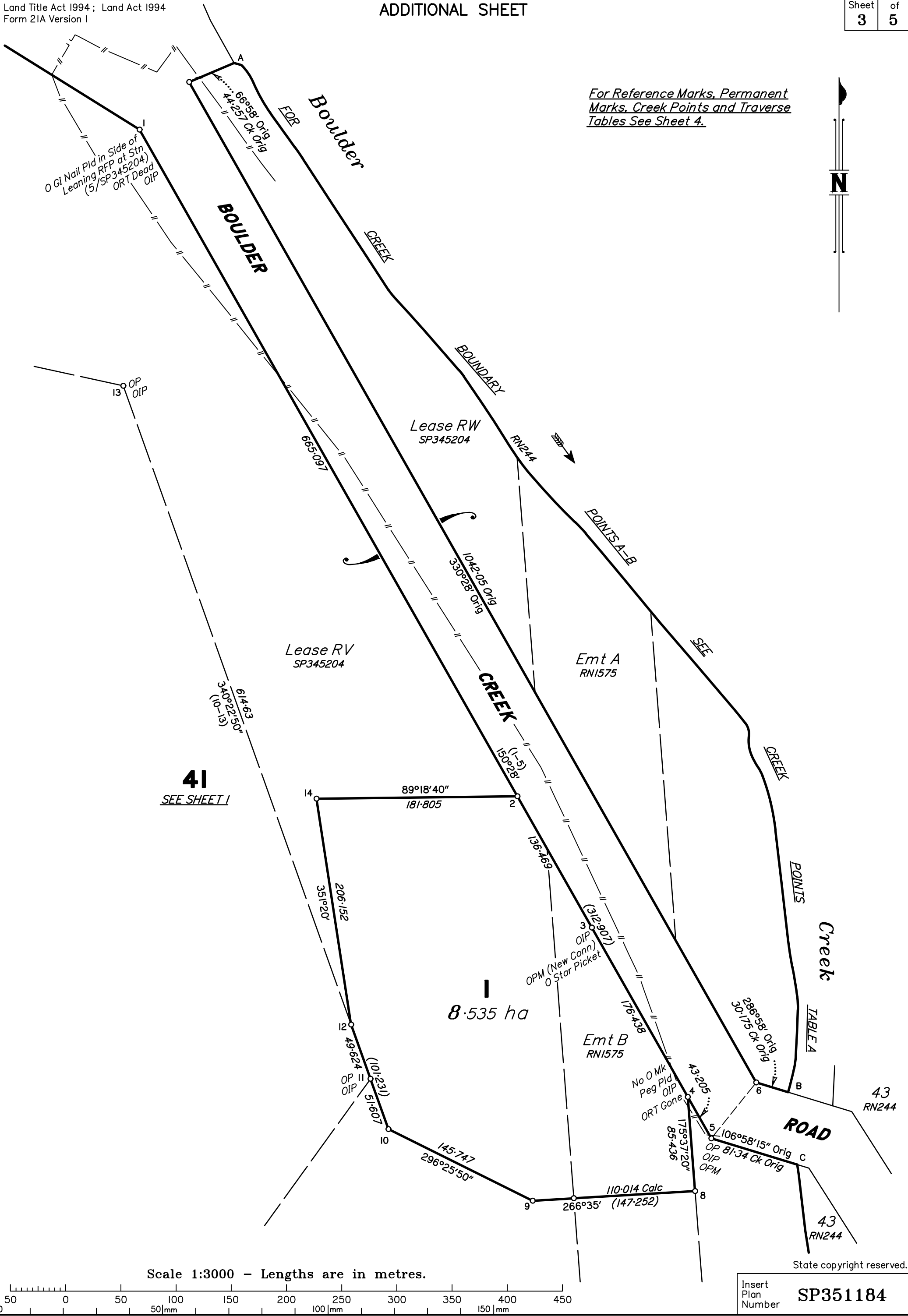


TABLE A

| CREEK POINTS    |              |
|-----------------|--------------|
| BEARING         | DISTANCE     |
| 108°03'30" Orig | 8·189 Orig   |
| 149°09'30" Orig | 50·332 Orig  |
| 144°34'35" Orig | 50·332 Orig  |
| 146°52' Orig    | 142·085 Orig |
| 138°32'25" Orig | 49·37 Orig   |
| 139°03'15" Orig | 51·72 Orig   |
| 145°38'20" Orig | 32·631 Orig  |
| 139°56' Orig    | 100·584 Orig |
| 144°30'25" Orig | 50·453 Orig  |
| 139°56' Orig    | 223·94 Orig  |
| 168°51' Orig    | 30·175 Orig  |
| 152°09'05" Orig | 21·003 Orig  |
| 166°33'35" Orig | 50·332 Orig  |
| 173°25'25" Orig | 100·905 Orig |
| 170°53'35" Orig | 51·288 Orig  |
| 181°23' Orig    | 54·166 Orig  |
| 192°01'20" Orig | 33·145 Orig  |

PERMANENT MARKS

| PM               | ORIGIN    | BEARING   | DIST   | NO    |
|------------------|-----------|-----------|--------|-------|
| 3-OPM (New Conn) | 31/RN1575 | 99°27'40" | 77·65  | 96135 |
| 5-OPM            | RP801304  | 49°04'04" | 7758·5 | 63411 |

REFERENCE MARKS

| STN | TO            | ORIGIN      | BEARING   | DIST   |
|-----|---------------|-------------|-----------|--------|
| 1   | OIP           | 5/SP345204  | 163°43'   | 1·58   |
| 1   | ORT Dead      | 148a/RN244  | 134°28'   | 4·97   |
| 3   | OIP           | 3/SP345204  | 167°0'    | 0·1    |
| 3   | O Star Picket | 3/SP345204  | 41°18'30" | 21·615 |
| 4   | OIP           | 35/RN1575   | 160°45'   | 1·282  |
| 4   | ORT Gone      | 35/RN1575   | 43°42'    | 21·32  |
| 5   | OIP           | 36/RN1575   | 90°49'    | 1·055  |
| 11  | OIP           | 22/SP345204 | 48°36'    | 0·695  |
| 13  | OIP           | 21/SP345204 | 188°22'   | 1·095  |

TRAVERSES ETC

| LINE | BEARING     | DISTANCE    |
|------|-------------|-------------|
| 5-6  | 38°43' Orig | 64·977 Orig |

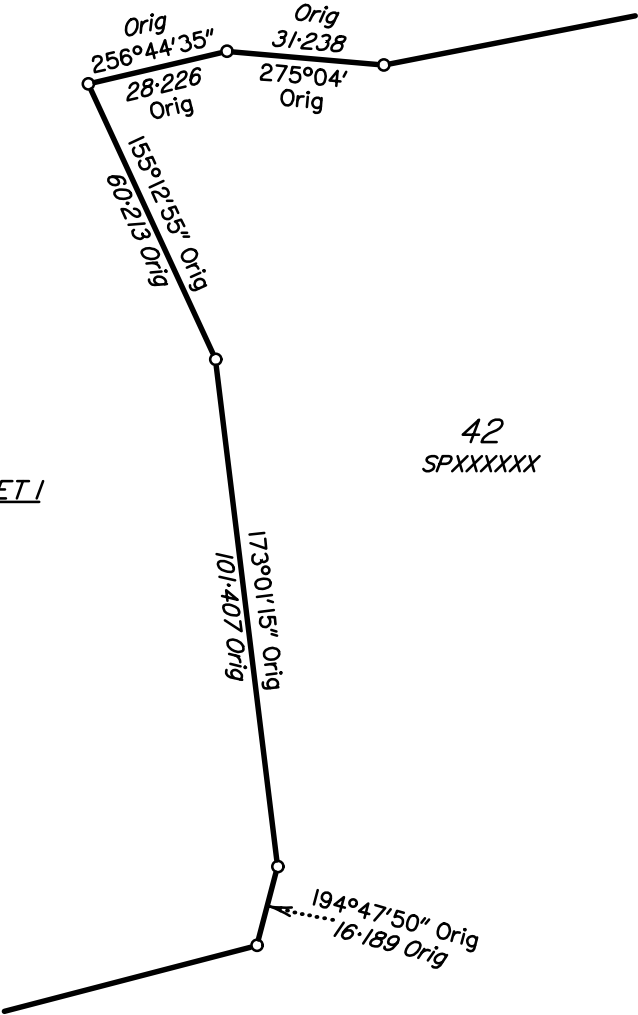
TABLE B

| CREEK POINTS    |              |
|-----------------|--------------|
| BEARING         | DISTANCE     |
| 171°22'20" Orig | 9·515 Orig   |
| 173°22'30" Orig | 50·444 Orig  |
| 171°05' Orig    | 104·518 Orig |
| 163°12'10" Orig | 82·688 Orig  |
| 147°02'20" Orig | 62·271 Orig  |
| 139°54'30" Orig | 55·317 Orig  |
| 134°08'50" Orig | 78·158 Orig  |
| 110°00'20" Orig | 83·567 Orig  |
| 80°56'25" Orig  | 67·411 Orig  |
| 67°19'15" Orig  | 25·037 Orig  |
| 46°13'05" Orig  | 78·475 Orig  |
| 33°42'25" Orig  | 58·903 Orig  |
| 24°55'20" Orig  | 13·664 Orig  |
| 36°58'20" Orig  | 46·261 Orig  |
| 36°57' Orig     | 19·369 Orig  |



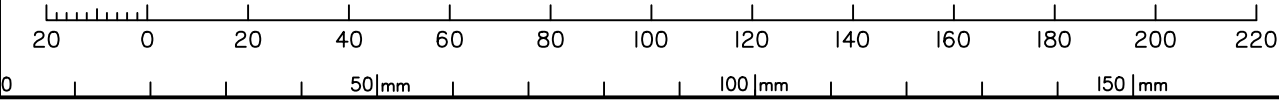
41  
SEE SHEET I

42  
SPXXXXXX



Scale 1:1500 - Lengths are in metres.

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Insert  
Plan  
Number

SP351184

PHYSICAL FEATURE REPORT

FIRST NEW PLAN OF SURVEY UNDER SECTION 108 OF THE SMI ACT 2003

PREFACE

This report is intended to support the definition of the Non–Tidal Boundary for Lot 42 on SP351184 (previously Lot 42 on RN244), Locality of Boulder Creek in the Local Government of Rockhampton Regional Council, by establishing a “First New Plan of Survey under section 108 of the Survey and Mapping Infrastructure Act 2003” (SMI Act 2003).

INTRODUCTION

The intent of SP351184 is to subdivide the existing lot into 2 lots and position the Non–Tidal Boundary of Boulder Creek at law, as defined by Part 7 of the Survey and Mapping Infrastructure Act 2003. This report addresses the reporting requirements of surveys involving physical feature boundaries as per section 4.5 Reporting requirements for surveys of the Cadastral Survey Requirements Version 8.01 dated 3 July 2023.

LOCALITY

The subject property is located on Boulder Creek Road, Boulder Creek. The non–tidal boundary subject to this report is the Nort Eastern Boundary of Lot 42 on RN244 – being the right bank of Boulder Creek.

TENURE AND HISTORY

Deed of Grant No. 40070325 is the current grant for the subject land and was granted on the 23<sup>rd</sup> of July 2015. The subject land was surveyed on RN244, circa 1915. The land was depicted as adjoining Boulder Creek.

We searched the following historical title images for Lot 42 on RN244:

- Deed of Grant 40070325 – 23<sup>rd</sup> July 2015
- Grazing Homestead Freeholding Lease 40006443 – 5<sup>th</sup> August 1996
- Lease of Grazing Farm 17647195 – 8<sup>th</sup> June 1967

We also searched the fieldnotes of RN244. The only reference to the feature surveyed is Boulder Creek.

COMPULATION OF NON–TIDAL BOUNDARY

This is a First New Plan of Survey (FNPOS) under section 108 of the SMI act (complied).

The Boulder Creek non–tidal boundary of Lot 42 is compiled from RN244. A site inspection was carried out and indicative measurements taken confirm the feature measured corresponds to the top of the low bank of Boulder Creek. The feature satisfies the location criteria in section 100 of the SMI Act in that it is a stable feature and is not in the bead of the watercourse.

The creek bank was plotted from original field notes and overlayed onto current aerial photography and LiDAR data. Aerial photography used was as per Queensland Globe.

The LiDAR data used was obtained from the “Elvis – Elevation and Depth – Foundation Spatial Data”. \*

The following lists the tiles acquired from the Fugro ROAMES Power Network Survey DEM Data – Rockhampton Campaign, Cycle 1, 2013 & Cycle 6 2018:

- |                                                            |                                                            |
|------------------------------------------------------------|------------------------------------------------------------|
| • Rockhampton201305–DEM–GRID–50cm_2257377_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2257379_56_000I_000I.tif |
| • Rockhampton201305–DEM–GRID–50cm_2257378_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2267377_56_000I_000I.tif |
| • Rockhampton201305–DEM–GRID–50cm_2257379_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2267378_56_000I_000I.tif |
| • Rockhampton201305–DEM–GRID–50cm_2267377_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2267379_56_000I_000I.tif |
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| • Rockhampton201305–DEM–GRID–50cm_2307376_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2307375_56_000I_000I.tif |
| • Rockhampton201805–DEM–GRID–50cm_2257378_56_000I_000I.tif | • Rockhampton201805–DEM–GRID–50cm_2307376_56_000I_000I.tif |

The following lists the tiles acquired from the Queensland Government “Queensland LiDAR Data – Inland Towns Stage 2\_2011 Project” and “Queensland LiDAR Data – Rockhampton–Livingstone 2015 Project”

- |                                                     |                                                        |
|-----------------------------------------------------|--------------------------------------------------------|
| • MtMorgan_2011_Twn_SW_228000_7375000_IK_DEM_lm.tif | • Rockhampton_2015_Prj_SW_228000_7375000_IK_DEM_lm.tif |
| • MtMorgan_2011_Twn_SW_228000_7376000_IK_DEM_lm.tif | • Rockhampton_2015_Prj_SW_228000_7376000_IK_DEM_lm.tif |
| • MtMorgan_2011_Twn_SW_228000_7377000_IK_DEM_lm.tif | • Rockhampton_2015_Prj_SW_228000_7377000_IK_DEM_lm.tif |
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| • MtMorgan_2011_Twn_SW_230000_7376000_IK_DEM_lm.tif | • Rockhampton_2015_Prj_SW_230000_7376000_IK_DEM_lm.tif |

Our comparison shows that the creek bank is to the greatest practicable extent in the same location as surveyed on RN244. The survey does not create any new right line boundaries that intersect the creek and satisfies the requirements of standard 4.3 Compiling tidal and non–tidal water boundaries of the Cadastral Survey Requirements v8.01 dated 3<sup>rd</sup> July 2023

\* Elvis Elevation and Depth is a cloud–based system allowing users to easily discover and obtain Australian elevation and bathymetry data available within their area of interest. It is developed as a partnership between participating agencies under the Intergovernmental Committee on Surveying and Mapping (ICSM) and brings together open data from Commonwealth, state and territory governments, making it accessible from a convenient central source. Data can be quickly accessed through Elvis to support efficient planning, research and decision–making by government, industry, research communities and any others requiring the data.

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SP351184



# Appendix C

## RRC pre-lodgement meeting minutes



## PRELODGE MEETING ADVICE

### MEETING DETAILS

**Date of Meeting:** Tuesday 19 August 2025, 10.00am

#### Council Attendees:

- Michelle Mackay – Planning Officer, Planning and Regulatory Services
- Mohit Paudyal – Senior Development Engineer, Planning and Regulatory Services

#### Applicant Attendees:

- Meggan Bain – Senior Planner, Attexo
- Sue Walker – Principal Planner, Attexo
- Charles Daley – Development Manager, Aula

### PROPOSAL:

**Address:** Lot 42 Boulder Creek Road, Boulder Creek

**Real Property Description:** Lot 42 on RN244

#### Details of Proposal:

Applicant is seeking approval for Reconfiguration of a Lot (one lot into two lots) to create proposed new lot for the Switching Station related to Boulder Creek Wind Farm. The Switching Station will become a Powerlink asset.

#### Issues identified by the Applicant for discussion:

- Proposed reconfiguration against the benchmarks of Reconfiguring a Lot Code
- Timelines related to assessment of application

#### Supporting information/documentation provided by Applicant:

- Proposed Switching Station Lot Configuration Plan

### ADVICE

#### PLANNING ASSESSMENT:

**Defined Use:** Subdivision

**Planning Area/Zone:** Rural Zone

**Type of Application Required:** Reconfiguration of a lot (one lot into two lots)

**Level of Assessment:** Impact Assessable

#### DEVELOPMENT ASSESSMENT:

- The proposal to Reconfigure a Lot for a subdivision (one lot into two lots) in the Rural Zone is categorised as assessable development subject to impact assessment, due to proposed new lot not meeting the minimum lot size in the Rural Zone.
- An impact assessable application will need to be publicly notified for a minimum of fifteen (15)

business days.

- The application would need to include a full assessment against the Strategic Framework and all applicable Codes of the Planning Scheme. As the general concept of a subdivision within the Rural Zone for lots less than 100 hectares presents high level conflicts with the Strategic Framework and Rural Zone Code, regard to relevant matters will need to be considered etc. the proposed new lot will encompass the switching station with intention that ownership of the new lot will transfer to Powerlink.
- The subject site is impacted by the following assessable overlays:
  - Biodiversity Overlay Code
  - Bushfire Hazard Overlay Code
  - Flood Hazard Overlay Code – Floodplain Investigation Area
  - Steep Land Overlay Code

#### **DEVELOPMENT ENGINEERING UNIT:**

- Access is to be provided and will need to be in accordance with the *Capricorn Municipal Development Guidelines* (CMDG).
- The development site is traversed by an overland flow path. Any works proposed within this area must not cause an action nuisance or worsening to surrounding land or infrastructure.
- Approval has been granted for Operational Works for Earthworks on the subject site. Refer application D/143-2024.

#### **Infrastructure Charges (not including actual charges)**

The Adopted Infrastructure Charges are available to view on Council's Website. These are located in the Fees and Charges Section. Please see the link below.

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Infrastructure-Charges>

#### **OUTCOME SUMMARY:**

Council officers are generally supportive of the proposed subdivision noting the level of assessment will remain as impact assessable. As the proposal is inconsistent with the Rural Zone the application will need to be decided at an Ordinary Council Meeting.

#### **ADVISORY NOTE:**

These notes have been provided as informal and non binding comments and are intended for use as a guide only in providing feedback on the proposal presented to the Unit. These discussions do not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council.

Link to DA Forms

<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

Link to Planning Schemes

<http://www.rockhamptonregion.qld.gov.au/Planning-and-Building/Planning-Schemes-and-Studies>

Link to Development Assessment Fees

<http://www.rockhamptonregion.qld.gov.au/About-Council/Finance-Rates-and-Budget/Fees-and-Charges>



# Appendix D

## Powerlink consultation correspondence

## Meggan Bain

---

**From:** Trish McKay <trish.mckay@powerlink.com.au>  
**Sent:** Tuesday, 5 August 2025 5:05 PM  
**To:** Charles Daley  
**Cc:** Sati Aslan; Aditi Saha; Bob Baker; Thuva Jeyaruban; Daniel Gallagher; ESTERHUYSEN Danielle; James Cooper; Jamie Duffin; WILSON Andrew  
**Subject:** RE: BCWF | Proposed Subdivision | Update

Hi Charles,

Further to the below, Powerlink does not provide a pre-referral, however if you provide the below email, it shows that the Powerlink Project team has been consulted. You should be able to pdf the email and attach to your application.

Kind regards

### Trish McKay

Connection Development Manager

Powerlink Queensland | [powerlink.com.au](https://powerlink.com.au) |      
33 HAROLD STREET VIRGINIA QLD 4014 | PO Box 1193 Virginia QLD 4014  
T (07) 3860-2885 | M 0447 435 347 | E [trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)



---

**From:** Trish McKay  
**Sent:** Tuesday, 5 August 2025 4:07 PM  
**To:** Charles Daley <charles.daley@aulaenergy.com>  
**Cc:** Sati Aslan <sati.aslan@powerlink.com.au>; Aditi Saha <aditi.saha@powerlink.com.au>; Bob Baker <bob.baker@powerlink.com.au>; Thuva Jeyaruban <thuva.jeyaruban@powerlink.com.au>; Daniel Gallagher <daniel.gallagher@aulaenergy.com>; ESTERHUYSEN Danielle <DESTERHUYSEN@csenergy.com.au>; James Cooper <james.cooper@res-group.com>; Jamie Duffin <Jamie.Duffin@res-group.com>; WILSON Andrew <awilson1@csenergy.com.au>  
**Subject:** FW: BCWF | Proposed Subdivision | Update

Hi Charles,

Thank you for your patience. The team have reviewed your response.

Per the proposed subdivision, please be advised of the following:

1. The revised western fence alignment as shown is acceptable.
2. Structure 18 location does not meet Powerlink's standard requirement. 20m clear work area around the structure is a PLQ preference, with 10m as the minimum acceptable. Can the tower location please be revised to meet the PLQ requirements.

In terms of providing a pre-referral, I am still looking into that for you and will attempt to respond by tomorrow.

Please let me know if you would like to discuss further.

Thank you

**Trish McKay**

Connection Development Manager

**Powerlink Queensland** | [powerlink.com.au](http://powerlink.com.au) | [f](#) [t](#) [in](#) [v](#)  
33 HAROLD STREET VIRGINIA QLD 4014 | PO Box 1193 Virginia QLD 4014  
T (07) 3860-2885 | M 0447 435 347 | E [trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)



**SAFE FOR LIFE**  
Everyone. Everywhere. Everyday.

---

**From:** Charles Daley <[charles.daley@aulaenergy.com](mailto:charles.daley@aulaenergy.com)>  
**Sent:** Wednesday, 30 July 2025 12:56 PM  
**To:** Trish McKay <[trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)>  
**Cc:** Daniel Gallagher <[daniel.gallagher@aulaenergy.com](mailto:daniel.gallagher@aulaenergy.com)>; ESTERHUYSEN Danielle <[DESTERHUYSEN@csenergy.com.au](mailto:DESTERHUYSEN@csenergy.com.au)>; James Cooper <[james.cooper@res-group.com](mailto:james.cooper@res-group.com)>; Jamie Duffin <[Jamie.Duffin@res-group.com](mailto:Jamie.Duffin@res-group.com)>; Thuva Jeyaruban <[thuva.jeyaruban@powerlink.com.au](mailto:thuva.jeyaruban@powerlink.com.au)>; Sati Aslan <[sati.aslan@powerlink.com.au](mailto:sati.aslan@powerlink.com.au)>; Aditi Saha <[aditi.saha@powerlink.com.au](mailto:aditi.saha@powerlink.com.au)>; WILSON Andrew <[AWILSON1@csenergy.com.au](mailto:AWILSON1@csenergy.com.au)>  
**Subject:** RE: BCWF | Proposed Subdivision | Update

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Trish,

Thanks again for getting back to me so promptly - much appreciated.

Please find attached the following updated files for the proposed final subdivision:

1. BCWF – Switching Station Proposed Configuration\_20250730^
2. 2798\_LotConfig\_v10shx

*Although this proposed final subdivision has been prepared at a desktop level, the actual final subdivision will be based on the on-ground survey.*

^The “Proposal Plan” will follow this format. For completeness, I expect to have it early next week and will send it through once received.

Just noting from my perspective - the kink across K-G/F has now been adjusted to a straight line. The location of Tower 18 remains unchanged, but we’ve included an inset to illustrate that it sits entirely outside the property boundary.

I’m currently working with the team to prepare material for the lodgement of the subdivision application. I’d welcome any comments you may have on the proposed final subdivision. I’m aiming to have the application ready by the end of next week and was hoping to include a pre-referral from PLQ as part of the material. I understand you and your team are juggling several items at the moment, but I wanted to check if a pre-referral is still feasible - and if so, who would be the best contact to help get that sorted?

I will also acknowledge, under both the current and previous proposed subdivision layouts, Aula/CS Energy (including any engaged contractors) are not permitted to construct fencing along the subdivision boundary.

Thanks again,

Charles

**Charles Daley | Project Developer**

Aula Energy  
M +61 438 893 394  
aulaenergy.com



---

**From:** Trish McKay <[trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)>

**Sent:** Tuesday, 29 July 2025 4:26 PM

**To:** Charles Daley <[charles.daley@aulaenergy.com](mailto:charles.daley@aulaenergy.com)>

**Cc:** Daniel Gallagher <[daniel.gallagher@aulaenergy.com](mailto:daniel.gallagher@aulaenergy.com)>; ESTERHUYSEN Danielle <[DESTERHUYSEN@csenergy.com.au](mailto:DESTERHUYSEN@csenergy.com.au)>; James Cooper <[james.cooper@res-group.com](mailto:james.cooper@res-group.com)>; Jamie Duffin <[Jamie.Duffin@res-group.com](mailto:Jamie.Duffin@res-group.com)>; Thuva Jeyaruban <[thuva.jeyaruban@powerlink.com.au](mailto:thuva.jeyaruban@powerlink.com.au)>; Sati Aslan <[sati.aslan@powerlink.com.au](mailto:sati.aslan@powerlink.com.au)>; Aditi Saha <[aditi.saha@powerlink.com.au](mailto:aditi.saha@powerlink.com.au)>; WILSON Andrew <[AWILSON1@csenergy.com.au](mailto:AWILSON1@csenergy.com.au)>

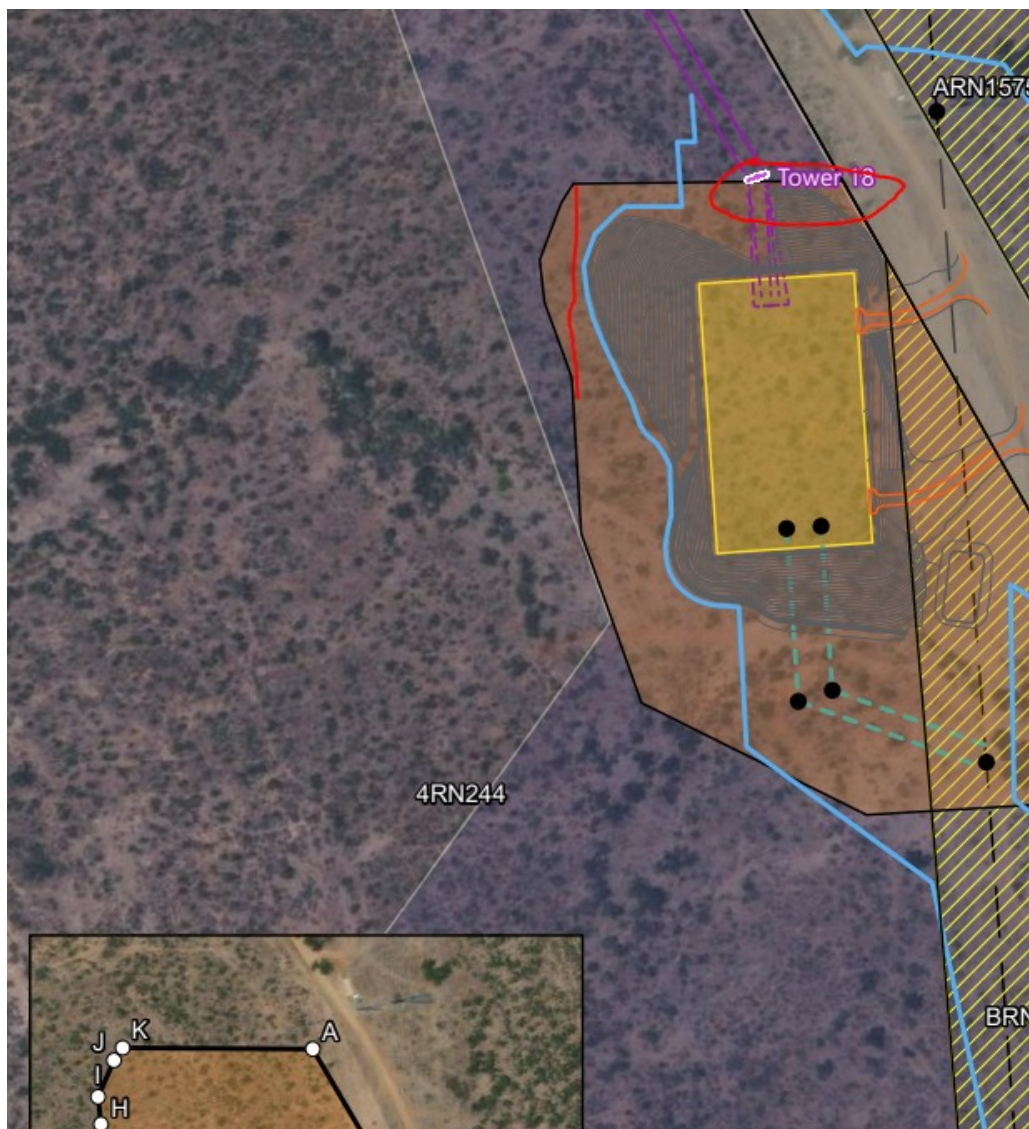
**Subject:** RE: BCWF | Proposed Subdivision | Update

Hi Charles,

Thank you for your email.

Our team have reviewed the proposed layout, and have a couple of requests for yourselves prior to lodgement of the subdivision application:

- PLQ would like the kink across K-G/F to be adjusted into a straight line to facilitate an easier fence line for livestock, unless there is a specific reason for maintaining the kink in the layout; and,
- PLQ request that Tower 18 be shown completely outside of the property boundary.



Please let me know if you have any questions.

Kind regards

**Trish McKay**

Connection Development Manager

**Powerlink Queensland** | [powerlink.com.au](http://powerlink.com.au) | [f](#) [t](#) [in](#) [v](#)  
 33 HAROLD STREET VIRGINIA QLD 4014 | PO Box 1193 Virginia QLD 4014  
**T** (07) 3860-2885 | **M** 0447 435 347 | **E** [trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)



**SAFE FOR LIFE**  
 Everyone. Everywhere. Everyday.

**From:** Charles Daley <[charles.daley@aulaenergy.com](mailto:charles.daley@aulaenergy.com)>

**Sent:** Monday, 28 July 2025 9:13 AM

**To:** Trish McKay <[trish.mckay@powerlink.com.au](mailto:trish.mckay@powerlink.com.au)>; Thuva Jeyaruban  
 <[thuva.jeyaruban@powerlink.com.au](mailto:thuva.jeyaruban@powerlink.com.au)>; Sati Aslan <[sati.aslan@powerlink.com.au](mailto:sati.aslan@powerlink.com.au)>; Aditi Saha  
 <[aditi.saha@powerlink.com.au](mailto:aditi.saha@powerlink.com.au)>

**Cc:** Daniel Gallagher <[daniel.gallagher@aulaenergy.com](mailto:daniel.gallagher@aulaenergy.com)>; ESTERHUYSEN Danielle  
 <[DESTERHUYSEN@csenergy.com.au](mailto:DESTERHUYSEN@csenergy.com.au)>; James Cooper <[james.cooper@res-group.com](mailto:james.cooper@res-group.com)>; Jamie Duffin

<Jamie.Duffin@res-group.com>

**Subject:** BCWF | Proposed Subdivision | Update

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Trish/Thuva/Sati/Aditi,

As there have been a few parties involved in the Boulder Creek proposed subdivision, please feel free to pass this on to anyone else from the PLQ team who should be included (apologies in advance if I've missed anyone).

Please find attached the following files related to the revised proposed subdivision:

1. BCWF – Switching Station Proposed Configuration\_20250725^
2. 2798\_LotConfig\_v9shx\*

*^This file isn't in the "Proposal Plan" format previously shared. To help reach agreement on the final subdivision layout, I thought it'd be more useful to view this alongside other layers (e.g. project infrastructure).*

*\*Happy to provide this file in kml/kmz format if required.*

These changes generally align with previous subdivision files, with some minor adjustments to reflect recent engineering changes (e.g. Tower 16) along the northern boundary.

I'll also acknowledge the ongoing discussions with PLQ regarding the stock-proof fencing arrangement (RFI-164 in Asite). While I understand PLQ's current preference is to position this along the property perimeter, I note that under the current (and previous) proposed subdivisions, Aula/CS Energy would not be able to construct stock proof fencing in that location. I understand, finalising stock proof fencing has now been discussed as a post-bench handover item?

From my perspective, this reflects the final subdivision proposal, although I'm happy to take on any feedback from PLQ. It'd be great to reach alignment so the project can prepare a formal "Proposal Plan" and kick off the Reconfiguration of a Lot (RaL) process with Rockhampton Regional Council. Ideally, I would also like to close out a pre-referral from PLQ as part of finalising this.

Separately, I'm happy to organise a call with the party who prepared this revised subdivision, should we want to iterate further.

Really appreciate all the support on this.

Thanks,

Charles

**Charles Daley | Project Developer**

Aula Energy

M +61 438 893 394

aulaenergy.com



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## Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT  
ASSESSMENT RULES

|                                 |                         |                                                                |                 |
|---------------------------------|-------------------------|----------------------------------------------------------------|-----------------|
| Application number:             | <b>D/135-2025</b>       | For further information regarding this notice, please contact: | Michelle Mackay |
| Date application properly made: | <b>8 September 2025</b> | Phone:                                                         | 07 4936 8099    |

### 1. APPLICANT DETAILS

|                 |                                                                              |        |                           |
|-----------------|------------------------------------------------------------------------------|--------|---------------------------|
| Name:           | <b>Boulder Creek Wind Farm Pty Ltd</b>                                       |        |                           |
| Postal address: | <b>C/- Attexo Group Pty Ltd<br/>PO BOX 617<br/>FORTITUDE VALLEY QLD 4006</b> |        |                           |
| Contact number: | 0438 506 182                                                                 | Email: | Meggan.bain@attexo.com.au |

### 2. PROPERTY DESCRIPTION

|                            |                                          |
|----------------------------|------------------------------------------|
| Street address:            | Lot 42 Boulder Creek Road, Boulder Creek |
| Real property description: | Lot 42 on RN244                          |

### 3. OWNER DETAILS

|                 |                                              |
|-----------------|----------------------------------------------|
| Name:           | G W H Walters and J W Walters                |
| Postal address: | 521 Port Curtis Road<br>PORT CURTIS QLD 4700 |

### 4. DEVELOPMENT APPROVAL SOUGHT

|                                                                                      |
|--------------------------------------------------------------------------------------|
| Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots) |
|--------------------------------------------------------------------------------------|

### 5. APPLICATION TYPE

|                                                                                                                                                                      | Development Permit                  | Preliminary Approval     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                      |  |
|----------------------|--|
| 6. REFERRAL AGENCIES |  |
|----------------------|--|

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

| For an application involving                                                                                   | Name of agency | Role of Agency | Contact Details |
|----------------------------------------------------------------------------------------------------------------|----------------|----------------|-----------------|
| <b>CLEARING NATIVE VEGETATION</b>                                                                              |                |                |                 |
| <i>Schedule 10, Part 3, Division 4, Table 2 - Reconfiguring a lot that is assessable development under s21</i> |                |                |                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) a lot that the application relates to is 5ha or larger; and</p> <p>(b) the size of any lot created is 25ha or less; and</p> <p>(c) either—</p> <p>(i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or</p> <p>(ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out</p> | <p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p> | Concurrence | <p><u>In person:</u><br/>Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u><br/><a href="https://prod2.dev-assess.qld.gov.au/suite/">https://prod2.dev-assess.qld.gov.au/suite/</a></p> <p><u>Email:</u><br/><a href="mailto:RockhamptonSARA@dsdilgp.qld.gov.au">RockhamptonSARA@dsdilgp.qld.gov.au</a></p> <p><u>Postal:</u><br/>PO Box 113<br/>Rockhampton Qld 4700</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **INFRASTRUCTURE-RELATED REFERRALS (Designated Premises)**

*Schedule 10, Part 9, Division 1, Table 1 – Development on designated premises*

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Development application for development on premises that are the subject of a designation made by the Minister, if—</p> <p>(a) the development is assessable development under a local categorising instrument; and</p> <p>(b) the infrastructure the subject of the designation is to be supplied by a public sector entity; and</p> <p>(c) the premises are not owned by or for the State; and</p> <p>(d) the development is for a purpose other than the designated purpose; and</p> <p>(e) the development will not be carried out by or for the State</p> | <p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p> | Concurrence | <p><u>In person:</u><br/>Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u><br/><a href="https://prod2.dev-assess.qld.gov.au/suite/">https://prod2.dev-assess.qld.gov.au/suite/</a></p> <p><u>Email:</u><br/><a href="mailto:RockhamptonSARA@dsdilgp.qld.gov.au">RockhamptonSARA@dsdilgp.qld.gov.au</a></p> <p><u>Postal:</u><br/>PO Box 113<br/>Rockhampton Qld 4700</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **INFRASTRUCTURE-RELATED REFERRALS (Electricity Infrastructure)**

*Schedule 10, Part 9, Division 2, Table 1 – Reconfiguring a lot subject to an easement or near a substation site*

|                                                                                                                                                                                                                                                                                                                                                |                                                                                                |        |                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) all or part of the lot is subject to an easement—</p> <p>(i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and</p> <p>(ii) for a transmission grid or supply network; or</p> | <p>The chief executive of the distribution entity or transmission entity:</p> <p>Powerlink</p> | Advice | <p><u>Postal:</u><br/>Powerlink (Property Services)<br/>PO Box 1193<br/>Virginia Qld</p> <p><u>Email:</u><br/><a href="mailto:Property@powerlink.com.au">Property@powerlink.com.au</a></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                         |  |  |  |
|---------------------------------------------------------|--|--|--|
| (b) part of the lot is within 100m of a substation site |  |  |  |
|---------------------------------------------------------|--|--|--|

It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

**The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.**

## 7. IMPACT ASSESSMENT

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Will Impact Assessment be required?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>YES</b> |
| The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:                                                                                                                                                                                                                                                                                                                                                                                              |            |
| <ul style="list-style-type: none"> <li>- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and</li> <li>- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and</li> <li>- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.</li> </ul> |            |

## 8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

## 9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

## 10. SUPERSEDED PLANNING SCHEME

|                                                                       |           |
|-----------------------------------------------------------------------|-----------|
| Is the application to be assessed under a Superseded Planning Scheme? | <b>NO</b> |
|-----------------------------------------------------------------------|-----------|

**You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.**

## 11. ASSESSMENT MANAGER

|                                                                |                                                                                                |                         |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------|
| Name: <b>Michelle Mackay</b><br><b><u>PLANNING OFFICER</u></b> | Signature:  | Date: 19 September 2025 |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------|

Our reference: 2509-48306 SRA  
Council reference: D/135-2025  
Your reference: GIG-001

24 September 2025

Boulder Creek Wind Farm Pty Ltd  
c/- Attexo Group Pty Ltd  
meggan.bain@attexo.com.au

Attention: Ms Meggan Bain

Dear Ms Bain

### Referral confirmation notice

(Given under section 7 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

### Location details

---

|                            |                                          |
|----------------------------|------------------------------------------|
| Street address:            | Lot 42 Boulder Creek Road, Boulder Creek |
| Real property description: | Lot 42 on RN244                          |
| Local government area:     | Rockhampton Regional Council             |

### Application details

---

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| Development Permit | Reconfiguring a lot for a subdivision (one lot into two lots) |
|--------------------|---------------------------------------------------------------|

The referral confirmation period ended on 24 September 2025. SARA's assessment will be under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot that involves clearing native vegetation
- Schedule 10, Part 9, Division 1, Table 1, Item 1 – Development on premises that are the subject of a Ministerial designation.

For further information please contact Ms Amanda Hosken, Principal Planning Officer, on (07) 5644 3216 or via email [SEQSouthPlanning@dsdilgp.qld.gov.au](mailto:SEQSouthPlanning@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Gosper', with a large, sweeping flourish at the end.

Brianna Gosper  
A/Principal Planning Officer, Planning Services (SEQ South)

cc Rockhampton Regional Council, [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)



**Rockhampton Office**  
232 Bolsover St, Rockhampton  
**Gracemere Office**  
1 Ranger St, Gracemere  
**Mount Morgan Office**  
32 Hall St, Mount Morgan

3 October 2025

Our Reference: D/135-2025  
Enquiries: Michelle Mackay  
Telephone: 07 4936 8099

Boulder Creek Wind Farm Pty Ltd  
C/- Attexo Group Pty Ltd  
PO BOX 617  
FORTITUDE VALLEY QLD 4006

Dear Sir/Madam

**DEVELOPMENT APPLICATION D/135-2025 FOR RECONFIGURING A LOT FOR SUBDIVISION (ONE LOT INTO TWO LOTS) SITUATED AT LOT 42 BOULDER CREEK ROAD, BOULDER CREEK DESCRIBED AS LOT 42 ON RN244**

Council refers to your development application lodged with Council on 5 September 2025. Council has determined that an Information Request is not required. It is advised that Referral Agencies may still make an Information Request and the end of Part 3: Information Request does not occur until the applicant has:

1. Finished responding to all information requests in the way stated under section 14.1 of the Development Assessment Rules; or
2. All periods for the applicant to respond to all information requests as stated in section 13.1 have ended.

You are further advised that once Part 3: Information Request ends, Part 4: Public Notification starts. Public notification must be undertaken in accordance with the *Planning Act 2016* and as described in the Development Assessment Rules.

Should you have any queries in relation to the above, please contact the Development Advice Centre via email [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au) or telephone (07) 4936 8099.

Yours faithfully

Michelle Mackay  
Planning Officer  
Planning and Regulatory Services

SARA reference: 2509-48306 SRA  
Council reference: D/135-2025  
Applicant reference: GIG-001

7 October 2025

Boulder Creek Wind Farm Pty Ltd  
c/- Attexo Group Pty Ltd  
meggan.bain@attexo.com.au

Attention: Ms Meggan Bain

Dear Ms Bain

## SARA information request – Lot 42 Boulder Creek Road, Boulder Creek

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of State code 16: Native vegetation clearing (State code 16) of the State Development Assessment Provisions (SDAP) has not been provided.

| Clearing as a Result of Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                          | <p><b>Issue:</b></p> <p>The application material proposes the following clearing of vegetation that can be done as a result of reconfiguring a lot:</p> <ul style="list-style-type: none"> <li>(a) 10 metre wide area (fire management line) of Category B vegetation on <u>one</u> side of the proposed Lot 1 boundary.</li> </ul> <p>The extent of clearing that could be done under an exemption and considered as part of this application includes:</p> <ul style="list-style-type: none"> <li>(a) 10 metre wide area (fire management line) of Category B vegetation on <u>both</u> sides of the proposed Lot 1 boundary (20 metres in total).</li> <li>(b) clearing for a single residence and reasonably associated buildings and structures on proposed Lot 41, given that it appears no such residence already exists on the proposed allotment. This will be assessed as 2 hectares of clearing unless the application demonstrates that a greater or smaller area will be required and achieved (such as by providing a building envelope).</li> </ul> <p>This is required to demonstrate compliance with Performance Outcome (PO) 4 of State</p> |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>code 16.</p> <p><b>Action:</b><br/>Provide a plan showing all clearing of vegetation as a result of reconfiguring a lot, including:</p> <ul style="list-style-type: none"> <li>(a) 10 metre wide area (fire management line) of Category B vegetation on <u>both</u> sides of the proposed Lot 1 boundary (20 metres in total).</li> <li>(b) clearing for a single residence and reasonably associated buildings and structures on proposed Lot 41, given that it appears no such residence already exists on the proposed allotment. This will be assessed as 2 hectares of clearing unless the application demonstrates that a greater or smaller area will be required and achieved (such as by providing a building envelope).</li> </ul> <p>To avoid residence associated clearing being assessed on proposed Lot 41, and to assist with demonstrating that clearing has been avoided and minimised, please provide a building envelope for proposed Lot 41 that is setback the firebreak/safety buffer distance of at least 20 metres or 1.5 times the height of the tallest adjacent tree in the Category B areas, whichever is greater, away from the Category B areas.</p> <p>Unless evidence is supplied to demonstrate the on-ground tree heights, the following firebreak/safety buffer setbacks will be required at a minimum:</p> <ul style="list-style-type: none"> <li>(a) 37.5 metre from any Category B areas mapped as homogenous polygons of regional ecosystem 11.11.15</li> <li>(b) 60 metre from any Category B areas mapped as heterogenous polygons containing regional ecosystems 11.11.15, 11.11.3 and 11.3.26.</li> </ul> <p>Alternatively, if a building envelope is not supplied, a particular Vegetation Management Plan (VMP) and conditioning approach can be considered to ensure residential clearing and associated firebreaks/safety buffers are not enabled in Category B areas as a result of this application.</p> <p>Please refer to the Glossary of terms of State Code 16: Native vegetation clearing for the definition of 'Clearing as a Result of Reconfiguring a Lot'.</p> |
| <b>Digital data</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2.                  | <p><b>Issue:</b><br/>The application material does not include any digital data of the locations where vegetation clearing can occur as a result of reconfiguring a lot.</p> <p>This is required to prepare a VMP and demonstrate compliance with PO4 of State code 16.</p> <p><b>Action:</b><br/>Provide digital data of:</p> <ul style="list-style-type: none"> <li>• The lot boundary between proposed Lots 1 and 41 that will result from this application (if approved); and</li> <li>• The lot boundary of unregistered Lot 41 (the subject of application D/24-2025); and</li> <li>• The location and extent of any infrastructure proposed for this application (switching station, access roads etc.); and</li> <li>• A building envelope on proposed Lot 41.</li> </ul> <p>Note: Digital data is preferred in shapefile or .kml format using datum GDA2020.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## How to respond

You have three months to respond to this request and the due date to SARA is 7 January 2026.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Amanda Hosken, Principal Planning Officer, on 56443216 or via email [SEQSouthPlanning@dsdilgp.qld.gov.au](mailto:SEQSouthPlanning@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Peter Mulcahy  
Principal Planning Officer

cc Rockhampton Regional Council, [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

| Development details  |                                                                                                                                                                                                                                                                                                                                    |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description:         | Development Permit for Reconfiguring a lot for a subdivision (one lot into two lots)                                                                                                                                                                                                                                               |
| SARA role:           | Referral agency                                                                                                                                                                                                                                                                                                                    |
| SARA trigger:        | Planning Regulation 2017: <ul style="list-style-type: none"> <li>Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot that involves clearing native vegetation</li> <li>Schedule 10, Part 9, Division 1, Table 1, Item 1 – Development on premises that are the subject of a Ministerial designation.</li> </ul> |
| SARA reference:      | 2509-48306 SRA                                                                                                                                                                                                                                                                                                                     |
| Assessment criteria: | <ul style="list-style-type: none"> <li>State code 16 of the SDAP</li> <li>Infrastructure designation (ID 481)</li> </ul>                                                                                                                                                                                                           |



Our Ref: DA6006.5  
MSLink/s: 107657  
Council Ref: D/135-2025

31 October 2025

Rockhampton Regional Council  
PO Box 1860  
Rockhampton, QLD 4700

Attexo Group Pty Ltd  
PO Box 617  
Fortitude Valley QLD 4006

Attention: Michelle Mackay  
Via Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

Attention: Meggan Bain  
Via Email: [meggan.bain@attexo.com.au](mailto:meggan.bain@attexo.com.au)

Dear Michelle and Meggan,

### Referral Agency Response (Advice)

(Given under Section 9.2 of the Development Assessment Rules)

| Transmission Infrastructure Impacted |                                                                              |
|--------------------------------------|------------------------------------------------------------------------------|
| Transmission Corridor                | Calvale – Stanwell (275kV) Transmission Line Corridor                        |
| Easement ID                          | Easement A on RN1575 (602802801)<br>Easement B on RN1575 (602802801)         |
| Location Details                     |                                                                              |
| Street address                       | Boulder Creek Wind Farm<br>Lot 42 Boulder Creek Road, Boulder Creek QLD 4714 |
| Real property description            | Lot 42 on RN244                                                              |
| Local government area                | Rockhampton Regional Council                                                 |
| Application Details                  |                                                                              |
| Proposed development:                | RAL                                                                          |
| Approval sought                      | Development Permit                                                           |

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 1&2 of the *Planning Regulation 2017*, Powerlink Queensland is a **Referral Agency (Advice)** for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **reconfiguring a lot** – all or part of the lot is subject to a transmission entity easement which is part of the transmission supply network (Division 2, Table 1 1a)

## PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

**Table 1: Plans and Reports upon which the assessment is based**

| Drawing / Report Title                                      | Prepared by                   | Dated      | Reference No. | Version / Issue |
|-------------------------------------------------------------|-------------------------------|------------|---------------|-----------------|
| Survey Plan of Lots 1 & 41<br>Cancelling Lot 41 on SPXXXXXX | RPS AAP Consulting<br>Pty Ltd | 31/10/2025 | SP351184      | -               |

Powerlink Queensland, acting as a Referral Agency (Advice) under the *Planning Regulation 2017* provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact the Property Management Team on (07) 3898 4090 or via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely,



for:  
Laura Donaldson  
**Property Management Team Leader**

## ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

| No. | Condition                                                                                                                                                                                            | Timing        | Reason                                                                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.                                                                                             | At all times. | To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.                                                       |
| 2   | The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted. | At all times. | To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved, and electrical safety requirements are met.                                                              |
| 3   | Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.                                                                                            | At all times. | To ensure that the existing rights contained in the registered easement dealings are maintained.                                                                                          |
| 4   | Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".                               | At all times. | To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.<br><br>To ensure the integrity of the easement is maintained. |

### Advice to Council and the Applicant

1. Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
2. Powerlink is to be granted access to transmission structure (Tower 18) on Lot 41 Lease RV SP345204 via the hardstand area and access track that connects to Boulder Creek Road for maintenance, repair, renewal and upgrade purposes. The hardstand area and vehicle access is to be constructed of a suitable material to accommodate heavy vehicles (38 tonne elevated work platform) and specialised equipment. Access is to be granted by the lessee in favour of Powerlink via wayleave arrangements such as licences, permits to occupy or similar form of approval.
3. This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink. If referral of a formal Development Application – Operational Works is not applicable, please complete a Co-Use Form, available at <https://www.powerlink.com.au/co-use-form>, to lodge your submission.
4. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Easement

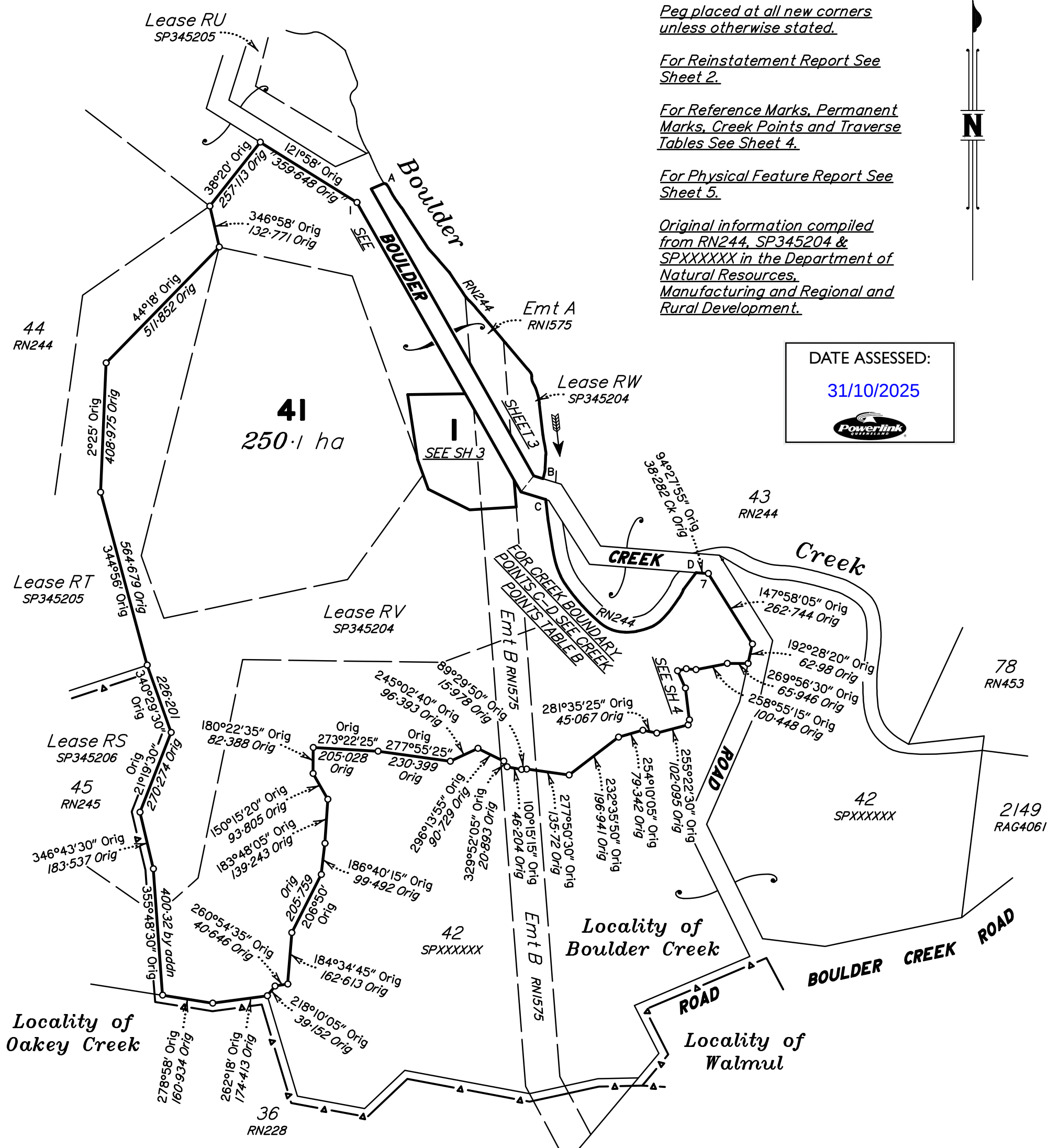
Maintenance Service Provider (Ergon Energy – Peter Gorrie – Ph: 0417 199 931) to formalise unrestricted 24-hour access arrangements.

5. Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.

In respect of this application, the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **275,000-volt** wires and exposed electrical parts.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to [property@powerlink.com.au](mailto:property@powerlink.com.au)

## ATTACHMENT 2 – ASSESSED PLANS

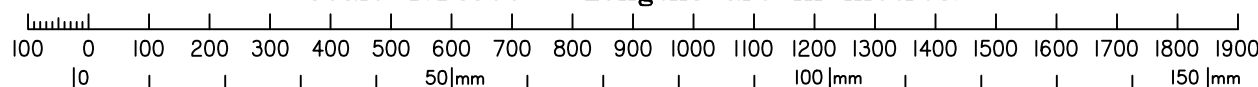


Original information compiled  
from RN244, SP345204 &  
SPXXXXXX in the Department of  
Natural Resources,  
Manufacturing and Regional and  
Rural Development.

31/10/2025



Scale 1:12500 – Lengths are in metres.



RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by \_\_\_\_\_, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of \_\_\_\_\_, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on \_\_\_\_\_.

.....  
Authorised Delegate

.....  
Date

## *Plan of*

***Lots 1 & 41***

*Cancelling Lot 41 on SPXXXXXX*

LOCAL *ROCKHAMPTON*  
GOVERNMENT: *REGIONAL*

LOCALITY: BOULDER CREEK

Meridian: *MGA (Zone 56) Vide SP345204*

|                    |           |
|--------------------|-----------|
| Survey<br>Records: | <i>No</i> |
|--------------------|-----------|

Scale: ***1:12,500***

|         |                 |
|---------|-----------------|
| Format: | <b>STANDARD</b> |
|---------|-----------------|

SP351184

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------|-----------------------|-----------------------|--------------------|--------|----------|-----------------------|--------------------------------|--------|-------|-----------------------|--------------------------|--------|
| Land Title Act 1994 ; Land Act 1994<br>Form 2IB Version 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                       | <div>WARNING : Folded or Mutilated Plans will not be accepted.<br/>Plans may be rolled.<br/>Information may not be placed in the outer margins.</div> <div>Sheet2of5</div>                                                                                                                                                                                  |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| (Dealing No.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       | 4. Lodged by                                                                                                                                                                                                                                                                                                                                                |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       | (Include address, phone number, email, reference, and Lodger Code)                                                                                                                                                                                                                                                                                          |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| I. Existing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       | Created                                                                                                                                                                                                                                                                                                                                                     |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| Title Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Description           | New Lots                                                                                                                                                                                                                                                                                                                                                    | Road | Secondary Interests |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Lot 41 on SPXXXXXX    | I & 41                                                                                                                                                                                                                                                                                                                                                      | —    | —                   |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| <div>EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS</div> <table><tr><td>Administrative Advice</td><td>Lots to be Encumbered</td></tr><tr><td>721957102 (Caveat)</td><td>I &amp; 41</td></tr></table> <div>ENCUMBRANCE EASEMENT ALLOCATIONS</div> <table><tr><td>Easement</td><td>Lots to be Encumbered</td></tr><tr><td>602802801 (Emts A&amp;B on RN1575)</td><td>I &amp; 41</td></tr></table> <div>LEASE EASEMENT ALLOCATIONS</div> <table><tr><td>Lease</td><td>Lots to be Encumbered</td></tr><tr><td>— (Lease RV on SP345204)</td><td>I &amp; 41</td></tr></table> <div>REINSTATEMENT REPORT</div> <div>Reinstatement follows and agrees with that of SP345204.</div> |                       |                                                                                                                                                                                                                                                                                                                                                             |      |                     | Administrative Advice | Lots to be Encumbered | 721957102 (Caveat) | I & 41 | Easement | Lots to be Encumbered | 602802801 (Emts A&B on RN1575) | I & 41 | Lease | Lots to be Encumbered | — (Lease RV on SP345204) | I & 41 |
| Administrative Advice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Lots to be Encumbered |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| 721957102 (Caveat)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | I & 41                |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| Easement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Lots to be Encumbered |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| 602802801 (Emts A&B on RN1575)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | I & 41                |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| Lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Lots to be Encumbered |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| — (Lease RV on SP345204)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | I & 41                |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| <div>DATE ASSESSED:<br/>31/10/2025<br/></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| I & 42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Lot 42 on RN244       |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| Lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Orig                  |                                                                                                                                                                                                                                                                                                                                                             |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| 2. Orig Grant Allocation :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       | 5. Passed & Endorsed :                                                                                                                                                                                                                                                                                                                                      |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
| 3. References :<br>Dept File :<br>Local Govt :<br>Surveyor : AU213016578                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       | By : RPS AAP CONSULTING PTY LTD<br>ACN 117 883 173<br>Date :<br>Signed :<br>Designation : Authorised Delegate                                                                                                                                                                                                                                               |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       | 6. Building Format Plans only.<br>I certify that :<br>* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,<br>* Part of the building shown on this plan encroaches onto adjoining * lots and road<br><br>.....<br>Cadastral Surveyor/Director * Date<br>* delete words not required |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       | 7. Lodgement Fees :<br><br>Survey Deposit \$ .....<br>Lodgement \$ .....<br>.....New Titles \$ .....<br>Photocopy \$ .....<br>Postage \$ .....<br>TOTAL \$ .....<br><br>8. Insert Plan Number SP351184                                                                                                                                                      |      |                     |                       |                       |                    |        |          |                       |                                |        |       |                       |                          |        |

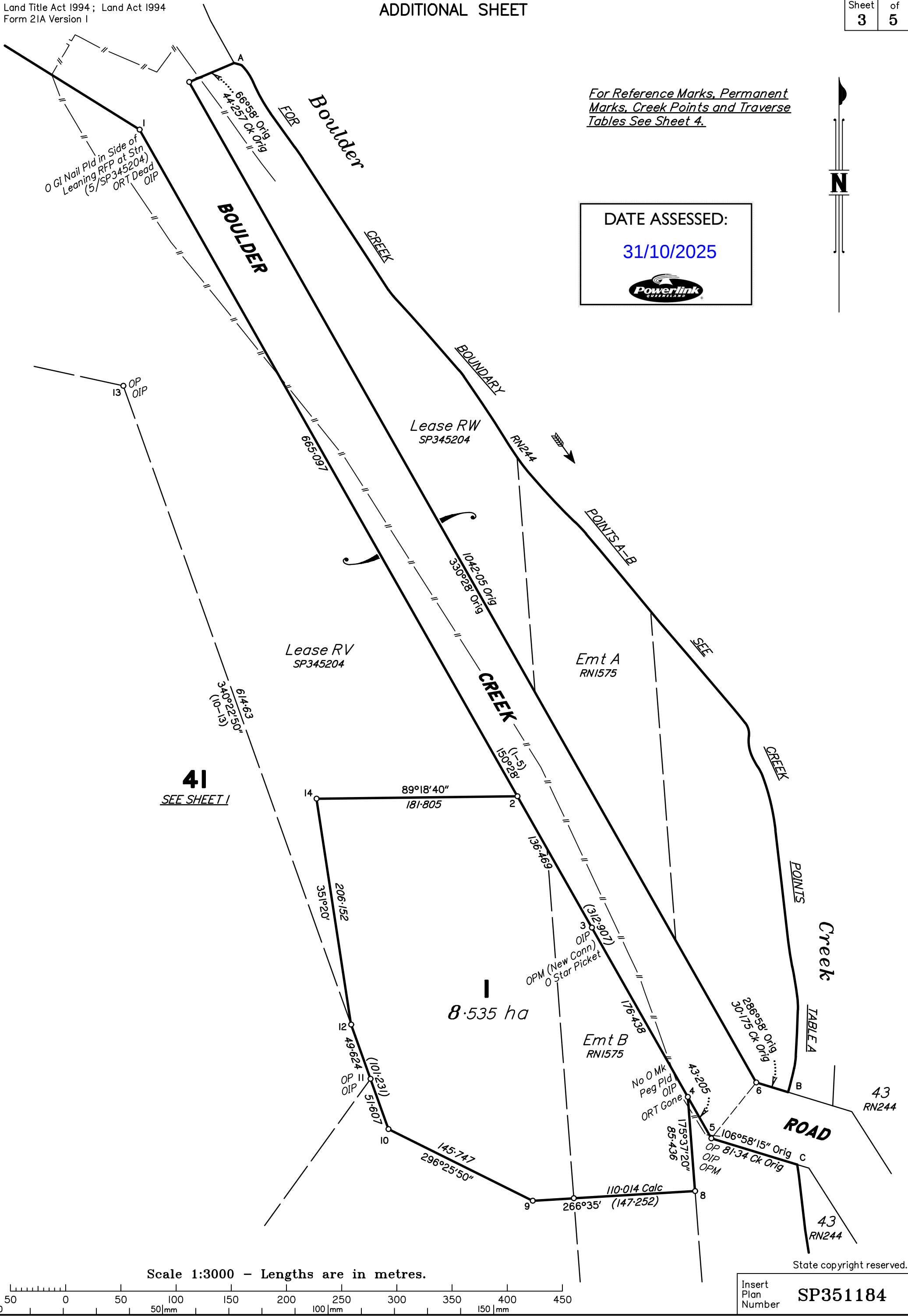


TABLE A

| CREEK POINTS    |              |
|-----------------|--------------|
| BEARING         | DISTANCE     |
| 108°03'30" Orig | 8.189 Orig   |
| 149°09'30" Orig | 50.332 Orig  |
| 144°34'35" Orig | 50.332 Orig  |
| 146°52' Orig    | 142.085 Orig |
| 138°32'25" Orig | 49.37 Orig   |
| 139°03'15" Orig | 51.72 Orig   |
| 145°38'20" Orig | 32.631 Orig  |
| 139°56' Orig    | 100.584 Orig |
| 144°30'25" Orig | 50.453 Orig  |
| 139°56' Orig    | 223.94 Orig  |
| 168°51' Orig    | 30.175 Orig  |
| 152°09'05" Orig | 21.003 Orig  |
| 166°33'35" Orig | 50.332 Orig  |
| 173°25'25" Orig | 100.905 Orig |
| 170°53'35" Orig | 51.288 Orig  |
| 181°23' Orig    | 54.166 Orig  |
| 192°01'20" Orig | 33.145 Orig  |

PERMANENT MARKS

| PM               | ORIGIN    | BEARING   | DIST   | NO    |
|------------------|-----------|-----------|--------|-------|
| 3-OPM (New Conn) | 31/RN1575 | 99°27'40" | 77.65  | 96135 |
| 5-OPM            | RP801304  | 49°04'04" | 7758.5 | 63411 |

REFERENCE MARKS

| STN | TO            | ORIGIN      | BEARING   | DIST   |
|-----|---------------|-------------|-----------|--------|
| 1   | OIP           | 5/SP345204  | 163°43'   | 1.58   |
| 1   | ORT Dead      | 148a/RN244  | 134°28'   | 4.97   |
| 3   | OIP           | 3/SP345204  | 167°0'    | 0.1    |
| 3   | O Star Picket | 3/SP345204  | 41°18'30" | 21.615 |
| 4   | OIP           | 35/RN1575   | 160°45'   | 1.282  |
| 4   | ORT Gone      | 35/RN1575   | 43°42'    | 21.32  |
| 5   | OIP           | 36/RN1575   | 90°49'    | 1.055  |
| 11  | OIP           | 22/SP345204 | 48°36'    | 0.695  |
| 13  | OIP           | 21/SP345204 | 188°22'   | 1.095  |

TRAVERSES ETC

| LINE | BEARING     | DISTANCE    |
|------|-------------|-------------|
| 5-6  | 38°43' Orig | 64.977 Orig |

TABLE B

| CREEK POINTS    |              |
|-----------------|--------------|
| BEARING         | DISTANCE     |
| 171°22'20" Orig | 9.515 Orig   |
| 173°22'30" Orig | 50.444 Orig  |
| 171°05' Orig    | 104.518 Orig |
| 163°12'10" Orig | 82.688 Orig  |
| 147°02'20" Orig | 62.271 Orig  |
| 139°54'30" Orig | 55.317 Orig  |
| 134°08'50" Orig | 78.158 Orig  |
| 110°00'20" Orig | 83.567 Orig  |
| 80°56'25" Orig  | 67.411 Orig  |
| 67°19'15" Orig  | 25.037 Orig  |
| 46°13'05" Orig  | 78.475 Orig  |
| 33°42'25" Orig  | 58.903 Orig  |
| 24°55'20" Orig  | 13.664 Orig  |
| 36°58'20" Orig  | 46.261 Orig  |
| 36°57' Orig     | 19.369 Orig  |

DATE ASSESSED:

31/10/2025

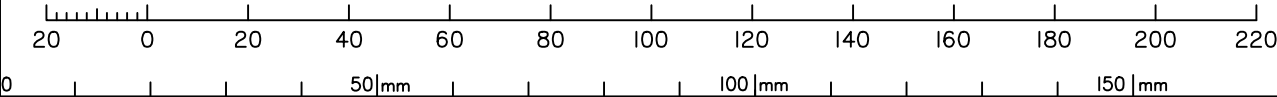


41  
SEE SHEET 1

42  
SPXXXXXX

Scale 1:1500 - Lengths are in metres.

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Insert  
Plan  
Number

SP351184

PHYSICAL FEATURE REPORT

FIRST NEW PLAN OF SURVEY UNDER SECTION 108 OF THE SMI ACT 2003

PREFACE

This report is intended to support the definition of the Non–Tidal Boundary for Lot 42 on SP351184 (previously Lot 42 on RN244), Locality of Boulder Creek in the Local Government of Rockhampton Regional Council, by establishing a “First New Plan of Survey under section 108 of the Survey and Mapping Infrastructure Act 2003” (SMI Act 2003).

INTRODUCTION

The intent of SP351184 is to subdivide the existing lot into 2 lots and position the Non–Tidal Boundary of Boulder Creek at law, as defined by Part 7 of the Survey and Mapping Infrastructure Act 2003. This report addresses the reporting requirements of surveys involving physical feature boundaries as per section 4.5 Reporting requirements for surveys of the Cadastral Survey Requirements Version 8.01 dated 3 July 2023.

LOCALITY

The subject property is located on Boulder Creek Road, Boulder Creek. The non–tidal boundary subject to this report is the Nort Eastern Boundary of Lot 42 on RN244 – being the right bank of Boulder Creek.

TENURE AND HISTORY

Deed of Grant No. 40070325 is the current grant for the subject land and was granted on the 23<sup>rd</sup> of July 2015. The subject land was surveyed on RN244, circa 1915. The land was depicted as adjoining Boulder Creek.

We searched the following historical title images for Lot 42 on RN244:

- Deed of Grant 40070325 – 23<sup>rd</sup> July 2015
- Grazing Homestead Freeholding Lease 40006443 – 5<sup>th</sup> August 1996
- Lease of Grazing Farm 17647195 – 8<sup>th</sup> June 1967

We also searched the fieldnotes of RN244. The only reference to the feature surveyed is Boulder Creek.

COMPULATION OF NON–TIDAL BOUNDARY

This is a First New Plan of Survey (FNPOS) under section 108 of the SMI act (complied).

The Boulder Creek non–tidal boundary of Lot 42 is compiled from RN244. A site inspection was carried out and indicative measurements taken confirm the feature measured corresponds to the top of the low bank of Boulder Creek. The feature satisfies the location criteria in section 100 of the SMI Act in that it is a stable feature and is not in the bead of the watercourse.

The creek bank was plotted from original field notes and overlayed onto current aerial photography and LiDAR data. Aerial photography used was as per Queensland Globe.

The LiDAR data used was obtained from the “Elvis – Elevation and Depth – Foundation Spatial Data”. \*

The following lists the tiles acquired from the Fugro ROAMES Power Network Survey DEM Data – Rockhampton Campaign, Cycle 1, 2013 & Cycle 6 2018:

- Rockhampton201305–DEM–GRID–50cm\_2257377\_56\_000I\_000I.tif
  - Rockhampton201305–DEM–GRID–50cm\_2257378\_56\_000I\_000I.tif
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  - Rockhampton201805–DEM–GRID–50cm\_2307376\_56\_000I\_000I.tif

The following lists the tiles acquired from the Queensland Government “Queensland LiDAR Data – Inland Towns Stage 2\_2011 Project” and “Queensland LiDAR Data – Rockhampton–Livingstone 2015 Project”

- MtMorgan\_2011\_Twn\_SW\_228000\_7375000\_IK\_DEM\_lm.tif
  - MtMorgan\_2011\_Twn\_SW\_228000\_7376000\_IK\_DEM\_lm.tif
  - MtMorgan\_2011\_Twn\_SW\_228000\_7377000\_IK\_DEM\_lm.tif
  - MtMorgan\_2011\_Twn\_SW\_228000\_7378000\_IK\_DEM\_lm.tif
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  - MtMorgan\_2011\_Twn\_SW\_230000\_7376000\_IK\_DEM\_lm.tif
- Rockhampton\_2015\_Prj\_SW\_228000\_7375000\_IK\_DEM\_lm.tif
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  - Rockhampton\_2015\_Prj\_SW\_230000\_7376000\_IK\_DEM\_lm.tif

Our comparison shows that the creek bank is to the greatest practicable extent in the same location as surveyed on RN244. The survey does not create any new right line boundaries that intersect the creek and satisfies the requirements of standard 4.3 Compiling tidal and non–tidal water boundaries of the Cadastral Survey Requirements v8.01 dated 3<sup>rd</sup> July 2023

\* Elvis Elevation and Depth is a cloud–based system allowing users to easily discover and obtain Australian elevation and bathymetry data available within their area of interest. It is developed as a partnership between participating agencies under the Intergovernmental Committee on Surveying and Mapping (ICSM) and brings together open data from Commonwealth, state and territory governments, making it accessible from a convenient central source. Data can be quickly accessed through Elvis to support efficient planning, research and decision–making by government, industry, research communities and any others requiring the data.

State copyright reserved.

Insert  
Plan  
Number

SP351184

## ATTACHMENT 3

### ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

#### 1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

#### 2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

#### 3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the *Electrical Safety Regulation 2013* which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

#### 4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

#### 5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

#### 6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

**7. EASEMENTS**

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

**8. EXPENDITURE AND COST RECOVERY**

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

**9. EXPLOSIVES**

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

**10. BURNING OFF OR THE LIGHTING OF FIRES**

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

**11. GROUND LEVEL VARIATIONS**

**Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

**Underground Cables**

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

**12. VEGETATION**

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

**13. INDEMNITY**

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

#### **14. INTERFERENCE**

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

#### **15. REMEDIAL ACTION**

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

#### **16. OWNERS USE OF LAND**

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the *Electrical Safety Act 2002* and the *Electrical Safety Regulation 2013*.

#### **17. ELECTRIC AND MAGNETIC FIELDS**

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

*"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."*

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website:

[www.arpansa.gov.au](http://www.arpansa.gov.au) Information on EMF is also available on the ENA's website: [www.ena.asn.au](http://www.ena.asn.au)

**Notice of intention to commence public notification**  
*Section 17.2 of the Development Assessment Rules*

**D/135-2025**

**Boulder Creek Wind Farm Pty Ltd**

**C/- Development Signs Australia Pty Ltd**  
**admin@developmentsigns.com.au**

**07 33 555 030**

**17 November 2025**

**Rockhampton Regional Council**

**PO Box 1860, Rockhampton QLD 4700**

**RE:** Development application for:

**Reconfiguring a lot (1 into 2 lots)**

**Where:** Lot 42 Boulder Creek Road, Boulder Creek

**On:** Lot 42 on RN244

**Dear Sir/Madam**

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

**20 November 2025**

# DEVELOPMENT SIGNS

At this time, I can advise that I intend to:

☒ Publish a notice in:

|                  |
|------------------|
| CQ Today         |
| on               |
| 19 November 2025 |

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

|                  |
|------------------|
| 19 November 2025 |
|------------------|

and

☒ Notify the owners of all lots adjoining the premises the subject of the application

|                  |
|------------------|
| 18 November 2025 |
|------------------|

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

|                                                                                                                             |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>Ben Dale</p>  <p>17 November 2025</p> |  |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|