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

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**317 Connor Road, Morinish South; 3242 Rosewood Road, Morinish South; 4099  
Rosewood Road, Morinish; 4099 Rosewood Road, Morinish South; 4407 Rosewood  
Road, Morinish South; 520 Donovan Road, Morinish South; 541A Pierce Road,  
Morinish; Rosewood Road, Morinish**

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Pursuant to section 102(2) of the *Planning Act 2016* (the Planning Act), I give notice that I am proposing to call in and reassess and re-decide a development application by Moonlight Range Wind Farm 3 Pty Ltd as trustee for Moonlight Range Trust 3, a wholly owned subsidiary of Greenleaf Renewables Pty Ltd, located at 317 Connor Road, Morinish South; 3242 Rosewood Road, Morinish South; 4099 Rosewood Road, Morinish; 4099 Rosewood Road, Morinish South; 4407 Rosewood Road, Morinish South; 520 Donovan Road, Morinish South; 541 A Pierce Road, Morinish; Rosewood Road, Morinish.

The development application information is set out below:

<b>Applicant:</b>	Moonlight Range Wind Farm 3 Pty Ltd as trustee for Moonlight Range Trust 3, a wholly owned subsidiary of Greenleaf Renewables Pty Ltd
<b>Assessment manager:</b>	Chief executive administering the Planning Act, being the Director-General of the Department of State Development, Infrastructure and Planning (the department)
<b>Properly made date:</b>	1 May 2024
<b>Confirmation notice issued:</b>	16 May 2024
<b>Development approval sought (Application):</b>	Development permit for: <ul style="list-style-type: none"><li>• Material change of use for a wind farm (up to 88 wind turbine generators and ancillary infrastructure including a battery energy storage system (BESS))</li><li>• Operational work for clearing native vegetation</li></ul>
<b>Category of assessment:</b>	Code assessment
<b>Assessable development:</b>	<ul style="list-style-type: none"><li>• Schedule 10, Part 21, Division 1, section 35 – Material change of use for a wind farm (Planning Regulation)</li><li>• Schedule 10, Part 3, Division 2, section 5 – Operational work for clearing native vegetation (Planning Regulation)</li></ul>
<b>Decision notice:</b>	The department issued a decision notice approving the development application, subject to conditions, on 5 December 2024 (Application no: 2404-40136 SDA).

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

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

(Application reference: 2404-40136 SDA)

### **Reasons for the proposed call in**

Under section 91 of the Planning Act, I may call in a development application only if the application involves, or is likely to involve, a state interest.

A state interest is defined in schedule 2 of the Planning Act as an interest that the Planning Minister considers:

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

### **State interests**

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

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

#### *Economic and environmental interests*

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

- The application is for an 88-turbine wind farm along with ancillary infrastructure, including a battery energy storage system (BESS). This project has an estimated construction value of approximately \$1 billion.
- Construction is expected to span approximately 18 months. During peak construction periods, the project will require around 300 workers and will generate ten full-time operational jobs upon completion.
- Construction materials including 90m long blades will be transported 195 km from Port of Gladstone via local and state roads, and railway crossings.
- The development will impact 1,263 ha of vegetation (5.8% of the site) including the clearing of 434.1 ha of regulated vegetation across various categories.
- Temporary on-site housing for construction workers will not be provided, instead, workers are anticipated to utilise existing short-term accommodation in Rockhampton and other nearby towns.

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

1. The State Planning Policy dated July 2017 (SPP) sets out the planning and development assessment policies regarding matters of State interest. I consider the following State interests as identified in the SPP are relevant:
  - **Planning for economic growth** – Planning plays a critical role in achieving economic growth. It needs to encourage growth in Queensland's traditionally strong primary industries, and construction and tourism sectors, while also supporting new and emerging sectors to grow and prosper.
  - **Development and construction** – Strategic planning needs to encourage a broad range of economic development opportunities in response to current and projected economic demand, and to meet the needs of the community into the future. Planning for development and construction supports a thriving industry that is a major employer, delivers the housing and facilities we need, and is a necessity for other economic activities.

- **Energy and water supply** – Providing safe, reliable and affordable energy and water supply is vital to meeting the basic needs of communities and to ensuring a liveable, sustainable and prosperous Queensland,
  - **Biodiversity** – Safeguarding biodiversity at the national, state, regional and local levels is essential and that planning and development decisions can maintain and enhance biodiversity by protecting ecosystems, their ecological processes, and the ecosystem services on which we rely.
  - **Liveable communities** – Planning ensures that decisions about appropriate development support the housing, employment, education, infrastructure, and other needs of the community. Planning should support positive and innovative responses to current and future challenges and ensure development outcomes will benefit Queensland's communities in the long-term.
2. The Central Queensland Regional Plan came into effect in 2013 and is a state planning instrument that establishes integrated planning and development assessment policies concerning matters of State interest to the region. I am satisfied that the following policies about State interests are relevant to the proposed development:
- **Electricity infrastructure** – The priority outcome sought for electricity infrastructure is for the region to grow its energy generation capabilities through public and private sector investment and that investment should focus on reinforcing electricity generation and transmission/distribution systems where and when they are needed in response to forecast growth with consideration of energy efficiency efforts.
  - The regional plan notes there are opportunities for leveraging electricity infrastructure to boost economic growth include reinforcing existing networks to service anticipated population and industry growth and that Powerlink is currently constructing a new 275kV transmission line between its Calvale and Stanwell substations to meet anticipated long-term electricity demand in the Central and North Queensland regions.
  - **Transport networks** – Chapter 5 of the regional plan identifies the importance of transport networks including roads, rail, ports and aviation as a key facilitator of economic growth and that there are opportunities to boost economic growth by identifying and protecting regional over-size, over-mass vehicle routes to allow the efficient movement between ports and mining areas.
  - **Biodiversity** – The regional plan states that the environmental, economic and social values from maintaining and enhancing biodiversity are important in realising economic growth and job creation opportunities in the region. The challenges to the retention of high biodiversity values in the region include resources development and agricultural production and that these impacts are managed through regulatory processes under Queensland and Commonwealth environmental protection legislation.
  - **Community infrastructure** – The regional plan indicates that growing and fluctuating non-resident workforces across the region are putting pressure on all spheres of community infrastructure in the Central Queensland region which in turn is impacting on the liveability of local communities.
  - Additionally, the regional plan states that opportunities for leveraging community infrastructure to boost economic growth include considering opportunities for resources project proponents to provide additional or different kinds of social infrastructure to support the resident and non-resident population.

### *Purpose of the Planning Act*

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

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

- The development application was subject to code assessment under the Planning Act, and:
  - accordingly, the application did not require public notification; and
  - was required to be assessed against the State Development Assessment Provisions (SDAP) state codes only (and having regard to the matters prescribed under the Regulation).
- As set out above, the proposed development is for a significant wind farm (88 turbines and ancillary infrastructure) with an estimated construction value of approximately \$1 billion.
- I consider the proposed development requires a balancing of significant infrastructure, environmental and community considerations to ensure the responsible delivery of energy infrastructure that safeguards communities and the environment, which can be achieved through the reassessment under the call in process.

### **Reasons for Call In**

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

- The proposal involves, or is likely to involve, the state interests set out above.
- The wind farm development is a complex and significant project in relation to its potential social, economic and environmental considerations and was assessed by the department as code assessable without public notification.
- The department's assessment was bounded by the assessment benchmarks under the relevant SDAP state codes, and the development application was approved by the department.
- The call in process provides an opportunity to undertake a comprehensive assessment of the application and ensure all matters relevant to the proposed development are fully assessed including but not limited to infrastructure, environmental and community considerations.
- I have determined that my decision to issue the proposed call in notice is compatible with human rights under the *Human Rights Act 2019*.

### **Proposed call in**

If I decide to call in the development application:

- the process for assessing and deciding the development application under the Development Assessment Rules is proposed to restart at the start of the confirmation period in the application stage under Chapter 1, Part 1 of the Development Assessment Rules version 2.0; and
- I do not intend to direct the decision-maker to assess all or part of the application.

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

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

**Representations on the proposed call in notice**

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

Representations are specifically sought about:

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

Representations must be made by **5:00pm on 14 March 2025** to:

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

Email: ministerial.callin@dasilgp.qld.gov.au

Post: PO Box 15009, CITY EAST QLD 4002

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

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

<b>Documents</b>
Departmental briefing note (Reference: MBN24/1642) and attachments, including: <ul style="list-style-type: none"><li>• Preliminary Assessment Report prepared by the department</li><li>• draft proposed call in notice</li><li>• draft correspondence to the assessment manager and applicant enclosing the proposed call in notice.</li></ul>

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

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Human Rights Act 2019*
- *State Planning Policy July 2017*
- *State Development Assessment Provisions*
- *Central Queensland Regional Plan 2013*
- *Rockhampton Region Planning Scheme*

**Dated:** 3 January 2025



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