DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2511-49507 SRA
Council reference: OPW2025/0004
Applicant reference: 30780

7 May 2026

Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Charters Towers QLD 4820
development@charterstowers.qld.gov.au

Attention: Ms Timna Green

Dear Sir/Madam

SARA referral agency response—4364 Mount Fox Road, Valley of Lagoons

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 27 November 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	7 May 2026
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development permit	Operational work - Earthworks, vegetation clearing and site access works (Gawara Baya Wind Farm)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 1, Item 1 (Planning Regulation	

North and North West regional office
Level 4, 445 Flinders Street, Townsville
PO Box 5666, Townsville QLD 4810

	2017) Operational work that is clearing of native vegetation
SARA reference:	2511-49507 SRA
Assessment manager:	Charters Towers Regional Council
Street address:	4364 Mount Fox Road, Valley of Lagoons
Real property description:	Part Lot 3198 on SP344602
Applicant name:	Windlab Developments Pty Ltd
Applicant contact details:	Level 20, 145 Ann Street Brisbane QLD 4000 harrison.connolly@umwelt.com.au
Human Rights Act 2019 considerations:	A consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Bronwyn Bignoux, Principal Planning Officer, North and North-West Queensland, on 4747 3907 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Kaye Atkins
Executive Director
Planning Services

cc Windlab Developments Pty Ltd, harrison.connolly@umwelt.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Operational work		
10.3.4.1.1 – Operational work that is clearing native vegetation—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Clearing of native vegetation must only occur within Areas A(A1-A3), being 17 hectares as shown on the attached Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2511-49507 SRA, sheet 1-3, version 1, dated 7 May 2026. Note: A reference to a Vegetation Management Plan includes any attachment to the Vegetation Management Plan providing Derived Reference Points for GPS.	At all times
2.	(a) Prepare a Revegetation Management Plan (RMP) outlining how areas cleared for construction will be replanted, revegetated, and managed after construction retaining only the minimum footprint required for safe operations, including maintenance, of the wind farm. (b) The RMP must: i. be prepared by a suitably qualified professional; ii. be generally in accordance with sections 4.0, 5.0, 6.0 and Appendix A of the PRELIMINARY REHABILITATION PLAN AMENDMENT, prepared by Umwelt, dated February 2025, reference R06, version 2.1; iii. reflect the species composition and density of pre-existing vegetation; iv. outline weed management measures throughout stages of planting and regrowth; v. be responsive to the varying characteristics of areas to be rehabilitated including varying access track cross sections, turbine pads, construction laydown areas, areas for ancillary construction related infrastructure such as accommodation camps, project offices and car parks, concrete batching plants, etc; vi. detail all activities, actions and measures to demonstrate how all rehabilitation areas will be rehabilitated to the pre-clearing state that was present immediately prior to clearing; vii. identify proposed timing of replanting activities to minimise the time the disturbed project footprint is left	(a) to (b) 12 months after the commencement of construction (c) Following the completion of construction or as indicated in the RMP

	unvegetated. (c) Implement the measures recommended in the RMP.	

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:
    - State code 16: Native vegetation clearing.

- The development complies with the assessment benchmarks of State code 16 of SDAP in that the development:
    - avoids clearing, or where avoidance is not reasonably possible, minimises clearing to:
        - conserve vegetation;
        - avoid land degradation;
        - avoid the loss of biodiversity;
        - maintain ecological processes;
    - minimises contributions to greenhouse gas emissions;
    - for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time;
    - avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible; and
    - does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided (where appropriate).

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Derived Reference Points
Datum: GDA2020
Projection: GDA2020 MGA Zone 55
All reference points continue sequentially when labels are not shown

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2511-49507 SRA

Date: 7 May 2026

2
SP205224

5126
PH786

18
AP22472

23
CWL504

Leigh Creek

3198
SP344602

Sheet 2

1

Sheet 3

126

775

Michael Creek

1
AP19251

Yellerai Creek

592
SP302249

3
WG274

6
WU50

8
SP104503

3
WU48

4
WU52

Scale: 1:125,000 @ A3 paper size

0 2 4 6 8 kilometres

Projection: GDA2020 MGA Zone 55 Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.

Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with conditions attached to 2511-49507 SRA

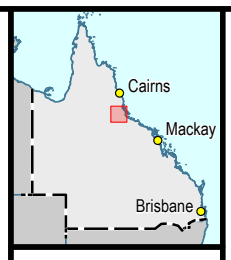
LEGEND

1 Derived Reference Start Points (see attachment)

Subject Lot(s)

Area A - Clearing Permitted

Note: This is a colour map and must be reproduced in colour



N

Vegetation Management Plan

Plan of Area A (Parts A^1 - A^3) in Lot 3198 on Plan SP344602

Version: 1

eLVAS Case ID: 2025/003364

Queensland Government

VMP
2511-49507 SRA
Sheet 1 of 3

VMGIS-NR-4321

Derived Reference Points

Datum: GDA2020
Projection: GDA2020 MGA Zone 55
All reference points continue sequentially when labels are not shown

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2511-49507 SRA

Date: 7 May 2026

3198
SP344602

A[1]

Scale: 1:10,000 @ A3 paper size

0 200 400 600 800 Meters

Projection: GDA2020 MGA Zone 55 Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.

Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.

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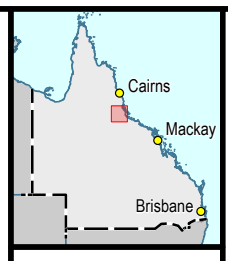
LEGEND

- Derived Reference Start Points (see attachment)
- Subject Lot(s)
- Area A - Clearing Permitted
- Watercourse and/or drainage feature (Stream order label)

Note: This is a colour map and must be reproduced in colour



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Vegetation Management Plan

Plan of Area A (Parts A[1] - A[3]) in Lot 3198 on Plan SP344602

Version: 1

eLVAS Case ID: 2025/003364

Queensland Government

VMP
2511-49507 SRA
Sheet 2 of 3

VMGIS-NR-4321

Derived Reference Points
Datum: GDA2020
Projection: GDA2020 MGA Zone 55
All reference points continue sequentially when labels are not shown

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2511-49507 SRA
Date: 7 May 2026

Queensland Government

3198
SP344602

126
A2

775
A3

3198
SP344602

Scale: 1:10,000 @ A3 paper size

0 200 400 600 800 Meters

Projection: GDA2020 MGA Zone 55 Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.

Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.

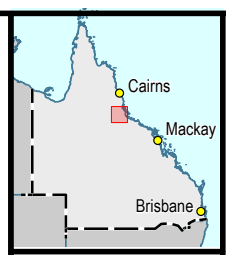
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with conditions attached to 2511-49507 SRA

LEGEND

- Derived Reference Start Points (see attachment)
- Subject Lot(s)
- Area A - Clearing Permitted
- (1) Watercourse and/or drainage feature (Stream order label)

Note: This is a colour map and must be reproduced in colour



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Vegetation Management Plan

Plan of Area A (Parts A1 - A3) in Lot 3198 on Plan SP344602

Version: 1 | eLVAS Case ID: 2025/003364

Queensland Government

VMP
2511-49507 SRA
Sheet 3 of 3

VMGIS-NR-4321

Attachment: 2511-49507 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
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A1	2	369683	7924061
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A1	7	369777	7924001
A1	8	369779	7923999
A1	9	369781	7923997
A1	10	369782	7923994
A1	11	369783	7923992
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A1	100	369231	7924039

Part ID	Unique ID	Easting	Northing
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Part ID	Unique ID	Easting	Northing
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A2	281	371052	7917728
A2	282	371052	7917729
A2	283	371051	7917729
A2	284	371050	7917730
A2	285	371049	7917730
A2	286	371048	7917731
A2	287	371048	7917731
A2	288	371047	7917731
A2	289	371046	7917732
A2	290	371045	7917733
A2	291	371045	7917733
A2	292	371044	7917734
A2	293	371043	7917734
A2	294	371043	7917735
A2	295	371042	7917735
A2	296	371041	7917736
A2	297	371040	7917737
A2	298	371039	7917737
A2	299	371039	7917737
A2	300	371038	7917738

Part ID	Unique ID	Easting	Northing
A2	301	371037	7917739
A2	302	371036	7917740
A2	303	371035	7917740
A2	304	371035	7917741
A2	305	371035	7917741
A2	306	371034	7917742
A2	307	371033	7917743
A2	308	371033	7917744
A2	309	371032	7917744
A2	310	371032	7917745
A2	311	371031	7917746
A2	312	371031	7917747
A2	313	371030	7917748
A2	314	371030	7917749
A2	315	371029	7917749
A2	316	371028	7917750
A2	317	371028	7917751
A2	318	371028	7917752
A2	319	371027	7917753
A2	320	371027	7917754
A2	321	371026	7917755
A2	322	371028	7917756
A2	323	371026	7917759
A2	324	371023	7917763
A2	325	371019	7917767
A2	326	371016	7917771
A2	327	371013	7917775
A2	328	371009	7917778
A2	329	371005	7917782
A2	330	371002	7917785
A2	331	370999	7917789
A2	332	370997	7917791
A2	333	370996	7917793
A2	334	370993	7917797
A2	335	370990	7917801
A2	336	370986	7917805
A2	337	370983	7917809
A2	338	370982	7917810
A2	339	370980	7917812
A2	340	370977	7917816
A2	341	370977	7917816
A2	342	370975	7917818
A2	343	370972	7917822
A2	344	370969	7917825
A2	345	370967	7917827
A2	346	370965	7917829
A2	347	370964	7917830
A2	348	370962	7917832
A2	349	370960	7917834
A2	350	370955	7917838
A2	351	370951	7917841
A2	352	370948	7917843
A2	353	370943	7917847
A2	354	370941	7917848
A2	355	370939	7917849
A2	356	370934	7917852
A2	357	370930	7917854
A2	358	370928	7917855
A2	359	370921	7917858
A2	360	370915	7917860
A2	361	370912	7917861
A2	362	370910	7917862
A2	363	370906	7917863
A2	364	370905	7917863
A2	365	370903	7917864
A2	366	370901	7917865
A2	367	370899	7917865
A2	368	370898	7917865
A2	369	370896	7917866
A2	370	370888	7917864
A2	371	370886	7917865
A2	372	370884	7917865
A2	373	370881	7917865
A2	374	370879	7917865
A2	375	370877	7917866
A2	376	370872	7917866
A2	377	370867	7917866
A2	378	370862	7917867
A2	379	370857	7917867
A2	380	370852	7917868
A2	381	370847	7917871
A2	382	370842	7917872
A2	383	370837	7917872
A2	384	370835	7917872
A2	385	370834	7917872
A2	386	370828	7917868
A2	387	370826	7917866
A2	388	370825	7917866
A2	389	370825	7917865
A2	390	370825	7917864
A2	391	370824	7917864
A2	392	370824	7917863
A2	393	370827	7917860
A2	394	370832	7917860
A2	395	370837	7917859
A2	396	370842	7917859
A2	397	370847	7917860
A2	398	370852	7917859
A2	399	370857	7917859
A2	400	370862	7917859

Attachment: 2511-49507 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A2	401	370867	7917859
A2	402	370868	7917859
A2	403	370869	7917859
A2	404	370871	7917858
A2	405	370871	7917858
A2	406	370872	7917857
A2	407	370873	7917856
A2	408	370874	7917855
A2	409	370874	7917854
A2	410	370874	7917853
A2	411	370874	7917852
A2	412	370874	7917847
A2	413	370873	7917842
A2	414	370873	7917837
A2	415	370872	7917832
A2	416	370872	7917827
A2	417	370871	7917822
A2	418	370870	7917817
A2	419	370870	7917812
A2	420	370869	7917807
A2	421	370868	7917802
A2	422	370866	7917797
A2	423	370863	7917792
A2	424	370864	7917787
A2	425	370864	7917782
A2	426	370864	7917777
A2	427	370864	7917772
A2	428	370864	7917767
A2	429	370864	7917762
A2	430	370864	7917757
A2	431	370864	7917752
A2	432	370864	7917751
A2	433	370864	7917750
A2	434	370864	7917749
A2	435	370863	7917749
A2	436	370863	7917748
A2	437	370862	7917747
A2	438	370861	7917747
A2	439	370860	7917746
A2	440	370859	7917746
A2	441	370853	7917747
A2	442	370848	7917748
A2	443	370843	7917748
A2	444	370838	7917749
A2	445	370833	7917750
A2	446	370828	7917750
A2	447	370823	7917751
A2	448	370818	7917751
A2	449	370813	7917751
A2	450	370808	7917752
A2	451	370803	7917752
A2	452	370798	7917753
A2	453	370793	7917753
A2	454	370788	7917753
A2	455	370783	7917753
A2	456	370778	7917753
A2	457	370773	7917753
A2	458	370768	7917753
A2	459	370763	7917753
A2	460	370758	7917755
A2	461	370754	7917755
A2	462	370749	7917756
A2	463	370744	7917757
A2	464	370739	7917758
A2	465	370734	7917760
A2	466	370729	7917761
A2	467	370724	7917761
A2	468	370719	7917762
A2	469	370714	7917763
A2	470	370709	7917760
A2	471	370704	7917760
A2	472	370699	7917760
A2	473	370694	7917760
A2	474	370689	7917761
A2	475	370684	7917761
A2	476	370679	7917761
A2	477	370674	7917762
A2	478	370669	7917762
A2	479	370664	7917762
A2	480	370659	7917763
A2	481	370658	7917763
A2	482	370657	7917763
A2	483	370656	7917764
A2	484	370655	7917764
A2	485	370655	7917765
A2	486	370654	7917766
A2	487	370654	7917767
A2	488	370653	7917767
A2	489	370653	7917768
A2	490	370653	7917769
A2	491	370653	7917774
A2	492	370653	7917779
A2	493	370653	7917784
A2	494	370653	7917789
A2	495	370653	7917794
A2	496	370653	7917799
A2	497	370654	7917804
A2	498	370654	7917809
A2	499	370655	7917814
A2	500	370655	7917819

Part ID	Unique ID	Easting	Northing
A2	501	370656	7917824
A2	502	370656	7917829
A2	503	370657	7917834
A2	504	370659	7917839
A2	505	370660	7917844
A2	506	370661	7917849
A2	507	370665	7917854
A2	508	370666	7917859
A2	509	370665	7917864
A2	510	370665	7917869
A2	511	370668	7917871
A2	512	370673	7917870
A2	513	370678	7917870
A2	514	370683	7917869
A2	515	370688	7917869
A2	516	370693	7917868
A2	517	370698	7917868
A2	518	370702	7917868
A2	519	370707	7917867
A2	520	370712	7917867
A2	521	370717	7917867
A2	522	370722	7917867
A2	523	370727	7917867
A2	524	370732	7917866
A2	525	370737	7917866
A2	526	370742	7917865
A2	527	370747	7917865
A2	528	370752	7917864
A2	529	370757	7917864
A2	530	370762	7917864
A2	531	370767	7917863
A2	532	370772	7917863
A2	533	370777	7917862
A2	534	370782	7917862
A2	535	370787	7917861
A2	536	370792	7917861
A2	537	370797	7917860
A2	538	370802	7917859
A2	539	370807	7917859
A2	540	370810	7917860
A2	541	370810	7917861
A2	542	370810	7917862
A2	543	370810	7917863
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A2	546	370810	7917866
A2	547	370809	7917867
A2	548	370809	7917868
A2	549	370808	7917869
A2	550	370808	7917870
A2	551	370806	7917871
A2	552	370806	7917872
A2	553	370805	7917872
A2	554	370804	7917873
A2	555	370802	7917874
A2	556	370801	7917874
A2	557	370800	7917875
A2	558	370799	7917875
A2	559	370798	7917875
A2	560	370797	7917875
A2	561	370792	7917876
A2	562	370787	7917876
A2	563	370782	7917877
A2	564	370777	7917877
A2	565	370774	7917877
A2	566	370772	7917878
A2	567	370767	7917878
A2	568	370762	7917875
A2	569	370757	7917875
A2	570	370756	7917875
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A2	576	370732	7917878
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A2	578	370722	7917878
A2	579	370717	7917878
A2	580	370717	7917878
A2	581	370715	7917878
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A2	583	370712	7917878
A2	584	370712	7917878
A2	585	370710	7917878
A2	586	370710	7917878
A2	587	370710	7917878
A2	588	370708	7917878
A2	589	370705	7917878
A2	590	370703	7917878
A2	591	370702	7917878
A2	592	370701	7917878
A2	593	370698	7917879
A2	594	370696	7917878
A2	595	370694	7917878
A2	596	370691	7917878
A2	597	370689	7917878
A2	598	370687	7917877
A2	599	370684	7917877
A2	600	370682	7917876

Part ID	Unique ID	Easting	Northing
A2	601	370680	7917876
A2	602	370677	7917875
A2	603	370675	7917875
A2	604	370673	7917874
A2	605	370671	7917873
A2	606	370670	7917873
A2	607	370668	7917873
A2	608	370666	7917872
A2	609	370664	7917872
A2	610	370662	7917871
A2	611	370659	7917871
A2	612	370657	7917870
A2	613	370657	7917870
A2	614	370655	7917870
A2	615	370652	7917869
A2	616	370650	7917868
A2	617	370648	7917867
A2	618	370642	7917863
A2	619	370638	7917860
A2	620	370636	7917859
A2	621	370633	7917856
A2	622	370632	7917855
A2	623	370631	7917855
A2	624	370629	7917853
A2	625	370627	7917852
A2	626	370625	7917851
A2	627	370621	7917848
A2	628	370619	7917847
A2	629	370614	7917842
A2	630	370612	7917840
A2	631	370607	7917835
A2	632	370603	7917832
A2	633	370599	7917829
A2	634	370595	7917826
A2	635	370591	7917823
A2	636	370586	7917821
A2	637	370581	7917819
A2	638	370577	7917816
A2	639	370573	7917813
A2	640	370569	7917810
A2	641	370566	7917807
A2	642	370561	7917804
A2	643	370561	7917804
A2	644	370558	7917801
A2	645	370554	7917798
A2	646	370548	7917797
A2	647	370546	7917795
A2	648	370544	7917794
A2	649	370542	7917792
A2	650	370538	7917789
A2	651	370535	7917788
A2	652	370533	7917786
A2	653	370531	7917780
A2	654	370529	7917779
A2	655	370527	7917777
A2	656	370524	7917776
A2	657	370522	7917774
A2	658	370520	7917773
A2	659	370517	7917772
A2	660	370517	7917772
A2	661	370517	7917772
A2	662	370517	7917773
A2	663	370517	7917774
A2	664	370517	7917775
A2	665	370517	7917775
A2	666	370517	7917776
A2	667	370517	7917777
A2	668	370517	7917777
A2	669	370517	7917777
A2	670	370517	7917777
A2	671	370517	7917778
A2	672	370517	7917778
A2	673	370517	7917779
A2	674	370517	7917779
A2	675	370517	7917781
A2	676	370517	7917782
A2	677	370517	7917783
A2	678	370517	7917785
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A2	680	370517	7917786
A2	681	370517	7917786
A2	682	370517	7917787
A2	683	370517	7917787
A2	684	370517	7917787
A2	685	370517	7917787
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A2	688	370517	7917789
A2	689	370519	7917790
A2	690	370523	7917793
A2	691	370528	7917795
A2	692	370531	7917798
A2	693	370533	7917799
A2	694	370537	7917802
A2	695	370539	7917803
A2	696	370544	7917807
A2	697	370549	7917811
A2	698	370553	7917814
A2	699	370556	7917817
A2	700	370557	7917817

Part ID	Unique ID	Easting	Northing
A2	701	370561	7917820
A2	702	370563	7917825
A2	703	370567	7917829
A2	704	370570	7917832
A2	705	370574	7917836
A2	706	370578	7917839
A2	707	370582	7917842
A2	708	370586	7917845
A2	709	370589	7917846
A2	710	370595	7917849
A2	711	370599	7917853
A2	712	370600	7917854
A2	713	370602	7917857
A2	714	370606	7917860
A2	715	370610	7917863
A2	716	370617	7917868
A2	717	370621	7917871
A2	718	370623	7917872
A2	719	370625	7917873
A2	720	370632	7917878
A2	721	370634	7917879
A2	722	370636	7917881
A2	723	370639	7917881
A2	724	370647	7917883
A2	725	370652	7917884
A2	726	370657	7917886
A2	727	370662	7917887
A2	728	370666	7917888
A2	729	370672	7917890
A2	730	370674	7917891
A2	731	370677	7917892
A2	732	370679	7917892
A2	733	370685	7917893
A2	734	370692	7917893
A2	735	370695	7917893
A2	736	370703	7917893
A2	737	370710	7917894
A2	738	370711	7917894
A2	739	370713	7917894
A2	740	370713	7917894
A2	741	370714	7917894
A2	742	370716	7917893
A2	743	370718	7917893
A2	744	370723	7917893
A2	745	370728	7917893
A2	746	370733	7917892
A2	747	370738	7917891
A2	748	370743	7917891
A2	749	370748	7917890
A2	750	370753	7917889
A2	751	370757	7917889
A2	752	370758	7917889
A2	753	370763	7917888
A2	754	370768	7917887
A2	755	370773	7917887
A2	756	370778	7917887
A2	757	370783	7917887
A2	758	370788	7917886
A2	759	370793	7917886
A2	760	370798	7917885
A2	761	370803	7917885
A2	762	370808	7917884
A2	763	370811	7917884
A2	764	370818	7917883
A2	765	370823	7917883
A2	766	370828	7917882
A2	767	370833	7917882
A2	768	370838	7917882
A2	769	370843	7917881
A2	770	370848	7917881
A2	771	370856	7917880
A2	772	370856	7917880
A2	773	370863	7917879
A2	774	370868	7917879
A3	775	369738	7916171
A3	776	369743	7916170
A3	777	369746	7916171
A3	778	369751	7916171
A3	779	369755	7916171
A3	780	369756	7916171
A3	781	369761	7916172
A3	782	369763	7916172
A3	783	369768	7916172
A3	784	369769	7916172
A3	785	369772	7916172
A3	786	369773	7916172
A3	787	369775	7916171
A3	788	369777	7916171
A3	789	369778	7916171
A3	790	369780	7916170
A3	791	369782	7916170
A3	792	369784	7916169
A3	793	369786	7916169
A3	794	369787	7916168
A3	795	369788	7916168
A3	796	369789	7916168
A3	797	369794	7916166
A3	798	369798	7916164
A3	799	369803	7916162
A3	800	369804	7916161

Attachment: 2511-49507 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
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Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A3	801	369806	7916160
A3	802	369808	7916160
A3	803	369809	7916159
A3	804	369811	7916158
A3	805	369812	7916157
A3	806	369814	7916156
A3	807	369815	7916155
A3	808	369817	7916154
A3	809	369818	7916152
A3	810	369820	7916151
A3	811	369821	7916150
A3	812	369822	7916149
A3	813	369823	7916147
A3	814	369825	7916146
A3	815	369826	7916144
A3	816	369827	7916143
A3	817	369827	7916141
A3	818	369828	7916140
A3	819	369829	7916138
A3	820	369830	7916136
A3	821	369831	7916135
A3	822	369831	7916133
A3	823	369832	7916131
A3	824	369833	7916130
A3	825	369833	7916128
A3	826	369834	7916126
A3	827	369835	7916122
A3	828	369835	7916121
A3	829	369835	7916121
A3	830	369835	7916116
A3	831	369836	7916111
A3	832	369836	7916106
A3	833	369836	7916101
A3	834	369837	7916096
A3	835	369837	7916091
A3	836	369837	7916086
A3	837	369837	7916081
A3	838	369838	7916076
A3	839	369838	7916071
A3	840	369839	7916066
A3	841	369839	7916061
A3	842	369839	7916059
A3	843	369839	7916056
A3	844	369839	7916056
A3	845	369839	7916056
A3	846	369840	7916051
A3	847	369840	7916046
A3	848	369840	7916041
A3	849	369841	7916036
A3	850	369841	7916031
A3	851	369842	7916026
A3	852	369842	7916026
A3	853	369842	7916026
A3	854	369843	7916021
A3	855	369843	7916016
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Part ID	Unique ID	Easting	Northing
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A3	1198	369595	7916142
A3	1199	369595	7916147
A3	1200	369596	7916151

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2511-49507 SRA

Date: 7 May 2026

Attachment: 2511-49507 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A3	1201	369597	7916153
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Part ID	Unique ID	Easting	Northing

Part ID	Unique ID	Easting	Northing

Part ID	Unique ID	Easting	Northing

umwelt
Environmental & Social
Consultants

PRELIMINARY REHABILITATION PLAN AMENDMENT

Gawara Baya Wind Farm

FINAL

February 2025

4.0 Rehabilitation Methodology

This plan has been prepared by a team of rehabilitation and restoration specialists with over 25 years of industry experience across multiple Australian States and Territories. It follows general principles as outlined in the *South East Queensland Ecological Restoration Framework* (Chenoweth EPLA and Bushland Restoration Services 2012) and the *Roads in the Wet Tropics Manual* (Department of Transport and Main Roads, 2019). Accordingly, the following sections outline the process for re-establishment of self-sustaining native ecosystems, appropriate to the proposed development, that will develop similar habitat values to those that existed pre-disturbance.

To mitigate potential impacts to fauna species, rehabilitation or progressive restoration of temporary cleared areas required for construction will be prioritised as early as possible. This is particularly important where colonies of Sharman's Rock Wallaby have been identified within 500 m, which is the average maximum foraging distance (Hayes 2019). Prompt rehabilitation will also reduce the susceptibility and ongoing cost of soil loss due to erosion and weed colonisation of bare surfaces. To enable this, it is proposed for construction to be progressed from north to south, however this will be confirmed during detailed rehabilitation planning.

4.1 Rehabilitation and Restoration Scenarios

Different construction areas will be associated with varying rehabilitation requirements throughout the life of the development. Rehabilitation and restoration scenarios for each component are described in Table 4.1. Indicative cross sections have been prepared for some of these circumstances for illustrative purposes (refer **Appendix B**).

Table 4.1 Rehabilitation and Restoration Scenarios

Component	Relevant Construction Principles	Relevant Operational Principles
Turbine assembly areas	Outside of a 0.8 ha operational hardstand, up to 1.2 ha of additional area will be cleared during construction for each turbine, to accommodate for blade laydown and rotor lift clearance. This additional cleared area will be rehabilitated with vegetation communities commensurate with pre-disturbance vegetation, where reasonably practical and safe to do so.	Rehabilitation monitoring and maintenance as per **Section 5.0**.

Component	Relevant Construction Principles	Relevant Operational Principles
Additional construction road clearance corridors	Construction road clearance corridors may be required with a maximum width of 45-50 m, including retained operational access tracks of 6 - 8 m width and 33 kV underground reticulation corridors of 5 m either side. Where practical, forestry-type clearing practices may be applied, where groundcover and tree stumps are retained. This will allow rapid vegetative regeneration following construction with minimal further work, whilst minimising risk of erosion. Outside of operational access tracks and reticulation corridors, these areas, including batters, will be rehabilitated with vegetation communities commensurate with pre-disturbance vegetation, wherever reasonably practical and safe to do so.	Rehabilitation monitoring and maintenance as per **Section 5.0**.
Site offices and accommodation	Approximately 10.3 ha of cleared area will be required for these facilities during construction. These will be rehabilitated immediately following construction with vegetation communities commensurate with pre-disturbance vegetation.	Rehabilitation monitoring and maintenance as per **Section 5.0**.
Concrete batching plants	Approximately 6.5 ha of total cleared area will be required for three concrete batching plants during construction. These will be rehabilitated immediately following construction with vegetation communities commensurate with pre-disturbance vegetation.	Rehabilitation monitoring and maintenance as per **Section 5.0**.
Temporary laydown areas	Approximately 6.1 ha of total cleared area will be required for laydown areas during construction. These will be rehabilitated when they are no longer required, with vegetation communities commensurate with pre-disturbance vegetation.	Rehabilitation monitoring and maintenance as per **Section 5.0**.
Underground 33 kV reticulation corridors	Corridors of up to 5 m either side of operational access tracks will include trenched 33 kV underground reticulation and will be progressively restored (i.e. without trees), to be maintained throughout operations.	Rehabilitation monitoring and maintenance as per **Section 5.0**, excluding tree composition and growth.

Component	Relevant Construction Principles	Relevant Operational Principles
Watercourse Crossing	Water crossings will comply with the document *Accepted Development Requirements for Operational Work that is Constructing or Raising Waterway Barrier Works* (Department of Agriculture and Fisheries, 2018) or its latest version, and may include early installation of culverts, redirection of water, and temporary stabilisation features, as per the Stormwater Management and Erosion and Sediment Control Plan (Premise, 2022). Storage of mulch and topsoil will be at least 50 m away, and rehabilitation of areas either side of operational access tracks and reticulation corridors with vegetation communities commensurate with pre-disturbance riparian communities.	Rehabilitation monitoring and maintenance as per **Section 5.0**. Additional monitoring of water quality as per EMP.
275 kV overhead transmission line (OHTL) corridor	Tower pads will be 15 m x 15 m to 20 m x 20 m within a 60 m wide easement corridor and 8 m wide access track. Restoration of easement with species commensurate with pre-disturbance vegetation, where compliant with minimum clearances as set out in the *Electricity Act 1994* and AS/NZ/7000:2016.	Maintenance to comply with minimum clearances as set out in the *Electricity Act 1994* and AS/NZ/7000:2016.
33 kV overhead transmission line (OHTL) corridor	Restoration of easement corridor with species commensurate with pre-disturbance vegetation, where compliant with minimum clearances as set out in the *Electricity Act 1994* and AS/NZ/7000:2016.	Maintenance to comply with minimum clearances as set out in the *Electricity Act 1994* and AS/NZ/7000:2016.

Maximum conservative estimates of total proposed clearing for each of the broad habitat types, as described in **Table 3.3** , are presented in **Table 4.2**, alongside the total areas proposed for rehabilitation and progressive restoration during the construction phase.

Table 4.2 Total Proposed Areas for Clearing and Rehabilitation/Restoration across Broad Habitat Types

Broad Habitat Type	Total cleared area (ha)	Proposed rehabilitation (ha)	Proposed restoration (ha)
Open woodland to open forest on granite or tertiary surfaces	466.49	201.13	145.08
Open woodlands on basalt plains	53.56	22.72	23.10
Very open woodland on metamorphic and low hills	47.13	25.97	11.37
Open forest to woodlands on uplands	17.90	8.98	2.85
Woodland on laterised surface	5.70	3.33	0.85
Riparian forest	4.95	1.10	3.41
Floodplain	1.32	0.03	1.01
Open forest with Allocasuarina spp. dominant or co-dominant in the canopy	0.40	0	0.31
Rock pavement	0.36	0.21	0.09
Non-remnant	2.75	0.74	1.09
Total hectares and percentage of disturbance footprint	**600.56 (100%)**	**264.20 (43.99%)**	**189.16 (31.50%)**

This information is presented spatially across relevant operational and temporary components in **Appendix A**.

Actual cleared areas will be minimised where possible during detailed design (particularly within construction road clearance corridors) and are likely to be smaller than those presented above.

General rehabilitation/restoration principles that will be applied across the various operational and temporary components are described below.

4.2 Pre-clearance Measures and Seed Collection

As per the EMP, pre-clearance survey and tagging will be conducted to identify hollow bearing and nest trees, significant granite boulders and large logs. Where these are not retained *in-situ*, features (including sections of trees with small and medium hollows) will be removed where practical and held for future use in rehabilitation areas. Nest boxes will be installed in adjacent vegetation prior to clearing to allow displaced fauna to take refuge immediately.

To re-establish an ecosystem with similar habitat values to those that existed pre-disturbance, it is important to prioritise seed collection from relevant species within the local provenance for subsequent rehabilitation/restoration activities. Seed collection is season dependant and can be costly with long lead times of 12 months or more, therefore early engagement of an appropriate contractor that is familiar with the local conditions is essential.

Seed collection or seed purchase will be undertaken by the contractor and should take advice from the Florabank Guidelines, accessed via florabank.org.au/guidelines.

4.3 Salvage of Cleared Vegetation, Topsoil and Seedbank

As per the EMP, clearing will be staged to allow fauna time to move into adjacent areas and any prior installed habitat features (e.g. nest boxes).

On-ground ecologists will assist with salvage of habitat features (e.g. tree hollows and logs) and relocation of any impacted fauna. Additionally, at this stage the relevant contractor may be able to optimise fruit and seed collection from felled Eucalypts, depending on seasonal cycles. This may reduce costs associated with specialist equipment (e.g. elevated work platform) and ensures collection of seed from local provenance.

Excess cleared vegetation will be mulched, following any further inspection for sheltering fauna.

Prior to topsoil stripping, sampling will be conducted to inform future amelioration requirements and stripping depths. Soils should not be stripped if they are too wet or too dry, to avoid compaction, loss of structure or reduced viability of seedbank.

Where possible, stripped topsoil will be reused immediately, in adjacent rehabilitation/restoration areas of the same pre-disturbance habitat type rather than placed in a stockpile. Retained logs may also be immediately placed along the contour for erosion control and habitat. Mulch can be applied to the surface of areas with the same pre-disturbance habitat type, with care not to suppress germination of the conserved seedbank or seed applied during rehabilitation/restoration.

If stockpiling is required, the following controls will be implemented:

- The source of stockpiled material will be logged, with material to be used within the same pre-disturbance vegetation community (to avoid potential establishment of species from a different habitat type).
- Stockpiles should be long and low. Maximum height greater than 1.5 m should be avoided where possible to avoid compaction, or heating.
- If stockpiled for a long period of time, the areas should be vegetated with non-invasive sterile grasses.
- Designated storage areas will be marked out to avoid any resulting impacts. These should not be located:
    - Beneath the canopy of adjacent vegetation.
    - Within 50 m of waterways.
    - Against any temporary fences or flagging.

As per the Weed Management Sub-plan, windrows, stockpiles, disturbance and rehabilitation/restoration areas should be monitored regularly, and emergent weed species treated appropriately.

4.4 Surface Preparation for Rehabilitation

Surface preparation activities for rehabilitation/restoration areas will commence as soon as practicable once land becomes available and/or following construction.

Cleared areas that are required for ongoing operational and maintenance activities (e.g. access tracks) or that will be exposed for a length of time will incorporate cut-off and diversion drains or swales where needed for erosion control. A sterile ground cover of grass, matting, polymer binder and/or coarse gravel will be applied for stabilisation. Retained logs may also be placed along the contour at this stage for erosion control and habitat.

Stripped or stockpiled topsoil and the retained seedbank for the pre-disturbance vegetation community will be respread over subsoil to a minimum depth of 100 mm, where resources allow. Ameliorants, such as gypsum, lime and fertiliser will be incorporated with guidance from a soil specialist, which may be used to balance pH, prevent surface crusting, increase moisture and organic content, and buffer surface temperatures to improve germination.

Thorough seedbed preparation will be undertaken to reduce runoff, increase infiltration and optimise establishment and growth of vegetation. All topsoiled areas will be lightly ripped in parallel with contours to create a 'key' between the topsoil and the subsoil. Ripping will be undertaken on the contour and the tynes lifted for approximately 2 m every 200 m to reduce the potential for channelised erosion on slopes greater than 10°. Ripping will be undertaken when soil is moist and immediately prior to hydro mulching or seeding for best results.

For embankments steeper than 1V:4H, a hydro mulch seed mix or polymer binder such as Vital BonMatt P47-VR1 or similar, is recommended to be applied to the face of the slope as a stabilising agent until such time that landscaping and further rehabilitation/restoration can commence.

4.5 Fauna Habitat and Connectivity Features

Following surface preparation activities described above, fauna habitat and connectivity features will be installed as per approval documentation, including glider poles. There is increasing evidence of the beneficial role of fauna regarding pollination, frugivory and seed dispersal (Tucker, 2009) and early colonisation of rehabilitation areas by fauna should improve the natural regeneration and diversity of species over time. The visualisations included in **Appendix B** include indicative constructed glider poles.

4.6 Hydro Mulching

Hydro mulching is the most favoured rehabilitation/restoration technique for road batters and temporary construction areas, and refinement of species selection will improve outcomes (Tucker, 2009). The relevant contractor will assist with preparation of an appropriate mix for hydro-mulching and/or direct seeding, using an appropriate mix of water, retained mulch, fertiliser, tackifiers, ameliorants and seed. The seed mix will be ideally sourced from local provenance and reflective of the appropriate habitat type as detailed in **Section 3.5**. Where additional seed is required, it will be purchased. The use of sterile ground cover of grass should be used to promote early establishment of groundcover, whilst natives develop.

Previously observed germination rates for species will be considered when determining the optimal seed mix, and species that are more suited to rapid establishment via hydro mulching should be favoured, such as annual native grasses and Acacias, with care not to suppress growth of framework Eucalypts. Due to the low degree of fragmentation and proximity of adjacent vegetation, only a small subset of local species composition may be required, and ideally include locally dominant Eucalypts and grasses. Dispersal of a wider range of species will be aided by fauna and occur naturally over time (Tucker, 2009).

4.7 Subsequent Direct Seeding and Infill Planting

Following the completion of construction works, landform preparation and topsoil and/or hydro mulch application, supplementary direct seeding will be undertaken for suitable species. Seeding of areas may be undertaken by air, using a suitable seed spreader or by hand. It is important for seeding to be undertaken during low wind conditions.

Tube stock may be used for infill planting, or in areas of partial clearing (where the groundcover is not disturbed). The requirement for infill planting will be determined by short and long term monitoring. Imported tube stock will be screened for:

- General form and health (free standing and appropriate size).
- Presence of disease.
- Thickness of stem and established roots (without evidence of root bounding).

Tucker (2009) suggests that native plant propagation in North Queensland has become more efficient with recent improvements in germination techniques and nursery hygiene. Planting of tube stock should be conducted during the wet season, during monsoon if possible. Site specific practices should be guided by the relevant contractor and may include:

- Manual excavation of an appropriate hole at least twice the width and depth of tube.
- Careful removal of seedling from tube.
- Mixing of a suitable slow-release native fertiliser and activated water crystals with backfilled soil, taking care to avoid excessive contact with the root ball.
- Saturation of the planting hole with water.
- Planting of seedlings up to the base of lower leaves to encourage further root growth and insulate the root ball from surface heat and drought (long-stem planting).
- Application of retained mulch in a doughnut shape around seedling base, and further watering in.
- Installation of tree guards and/or temporary fencing depending on likelihood of herbivory by native and exotic fauna.

If required during exceptionally hot or dry weather, new rehabilitation/restoration areas may be irrigated from access tracks using gentle boom sprays and water cannons with adequate reach. Care must be taken not to displace soil or young seedlings with excessive irrigation volume or pressure. Emerging composition can be compared with reference ecosystems and if required then subsequent direct seeding and/or tube stock planting for target species will be implemented.

4.8 Future Rehabilitation Activities

The Project is designed with an operational life of 30 years, however with refurbishment and advancing technologies, it may have a longer life. In rare cases it may be necessary to replace a turbine blade or decommission a turbine prior to decommissioning.

End of life decommissioning and/or maintenance activities may require re-clearing of rehabilitation areas and removal of infrastructure. Underground services will be disconnected, made safe and left in situ to avoid potential future disturbance.

At the appropriate time all previously disturbed areas will be rehabilitated following the methods described above and any detailed plans, in accordance with relevant legislation, standards and industry practice.

5.0 Ongoing Rehabilitation Management

Following construction and rehabilitation/restoration of temporary clearance areas, all equipment, waste, fencing, gates, signage and flagging will be removed, other than those used for ongoing operation and maintenance.

Weeds and erosion present significant threats to the establishment of a young ecosystem and will need to be managed well from initial site establishment and mobilisation. Control of these factors can substantially reduce costs of ongoing maintenance and ensure compliance with long-term objectives. Prevention of soil loss will be prioritised, and is more easily managed with early ground cover. Effective weed management must target hygiene practices at all stages and the prevention of spread from external sources and surrounds. Surrounding areas may also require regular treatment to control sources of spread and protection and/or treatment of young rehabilitation/restoration areas must be a high priority.

As per the Bushfire Sub-plan, appropriate fire breaks will be maintained for rehabilitation areas for at least 15 years, or until sufficient resilience (e.g. bark thickness) is developed to protect establishing vegetation. Fire management of surrounds should also be considered to control fuel loads, drawing on local Indigenous and ecological knowledge where available.

5.1 Soil and Sediment Monitoring and Corrective Actions

The monitoring program and corrective actions for soils and sediment have been included in **Table 5.1** and **Table 5.2** where they relate to rehabilitation/restoration management and the methods and controls described in **Section 4.0**.

Table 5.1 Soil and Sediment Objective Monitoring

Monitoring	Details	Timing	Responsibility	Records
Topsoil/mulch stockpile source and location	Inspection of documents to ensure that stockpile source is logged appropriately, for re-use in appropriate area.	Monthly	Construction Contractor	Standard site checklist
Topsoil stockpile inspection	Visual inspection of topsoil stockpiles for evidence of erosion.	Weekly	Construction Contractor	Standard site checklist
Watercourse bed and banks and areas of sloping topography	Visual inspection at site of watercourse crossings for evidence of instability, compaction or erosion.	Weekly	Construction Contractor	Standard site checklist
Erosion and sediment control devices	Visual inspection of devices to ensure in working order and achieving intended objectives.	Daily when rain is occurring. Suitably frequently, even if work is not occurring on site until 80% ground cover established. Within 24 hrs prior to predicted rainfall events. Within 18 hours after rainfall event significant enough to cause site-run-off.	Construction Contractor	Standard site checklist
Water quality	As outlined in the site-specific ESC Plan in line with IECA BPESC Standard Performed on any sediment basin controlled discharge. Assess total suspended solids concentrations (SSC) and pH as a minimum.	Suitably frequently. Within 18 hours after rainfall event significant enough to cause site-run-off	Construction contractor with Senior environment advisor	Water monitoring log
Hazardous materials spill contaminating soil and/or sediment	Implement measures identified in the Hazardous Material and Spill Response Management sub-plan.	Hazardous materials spill contaminating soil and/or sediment	Implement measures identified in the Hazardous Material and Spill Response Management sub-plan	Hazardous materials spill contaminating soil and/or sediment
Surface stabilisation (see Section 5.3)	Rehabilitation/restoration area establishment progress (refer Rehabilitation plan)	As per Rehabilitation plan	Construction contractor	Rehabilitation report
	Surface coverage of finished surfaces (% groundcover)	Suitably frequently, even if work is not occurring on site until 80% ground cover established	Construction contractor	Rehabilitation report

Table 5.2 Soils and Sediment Contingencies and Corrective Actions

Trigger	Action
Evidence of erosion of topsoil stockpiles	Apply erosion control measures such as stabilisers, or other, as appropriate to prevent further loss
Formation of gullies	1. Investigate cause. 2. Undertake maintenance as required. 3. Adaptive management.
Instability or compaction of watercourse beds and banks	1. Investigate cause (e.g. vehicle movements). 2. Remediate through stabilisation or ripping, as required. 3. Maintain remediated areas. 4. Review vehicle access to beds and banks, if required. 5. Monitor bed and banks and maintain remediated area.
Increased run-off leading to erosion of soil and subsequent deposition	1. Investigate cause (e.g. construction, wind and/or soil erosion, feral animals, inappropriate soil and/or sediment controls). 2. Undertake a risk assessment (risk of remediation options vs do nothing options). 3. Remediate cause if possible. 4. Maintenance of rehabilitated areas until the required outcome is achieved. 5. Adaptive management.
Visible increase in suspended sediments (downstream from major waterway crossings)	1. Ensure erosion and sediment control devices are operating as designed. 2. Investigate sources of sediment and improve stabilization of areas. 3. Install additional sediment management controls in consultation with senior environment advisor. 4. Undertake rehabilitation/remediation as required in MBF potential habitat
Hazardous materials spill contaminating soil and/or sediment	1. Implement measures identified in the Hazardous Material and Spill Response Management Sub-plan.

5.2 Surface Water Monitoring and Corrective Actions

The monitoring program and corrective actions for surface water have been included in **Table 5.3** and **Table 5.4** where they relate to rehabilitation management and the methods and controls described in **Section 4.0**.

Table 5.3 Surface Water Contingencies and Corrective Actions

Monitoring	Details	Purpose	Timing	Responsibility	Records
Watercourse bed and banks and areas of sloping topography	Visual inspection at site of watercourse crossings for evidence of instability, compaction or erosion	Identification of instability, compaction or erosion	Weekly	Construction Contractor	Standard site checklist
Construction areas	Visual inspection of at-risk areas of ponding (eg. access tracks) for evidence of prolonged ponding	Identification of prolonged ponding (and increased cane toad risk)	Weekly	Construction Contractor	Standard site checklist
	Visual inspection drainage systems to ensure in working order	Early identification of concentrated flows causing erosion	Within 24 hrs prior to predicted rainfall events. Within 18 hours after rainfall event significant enough to cause site-run-off	Construction Contractor	Standard site checklist

Table 5.4 Surface Water Contingencies and Corrective Actions

Trigger	Action
Impact on natural surface water flow patterns	Investigate cause. Undertake maintenance and remediation as required (e.g. remove accumulated material / stormwater). Modify/re-engineer on-site drainage management system as required.
Integrity of on-site drainage management system compromised.	
Evidence of prolonged ponding	
Increased sediment load in watercourses	
Erosion of watercourses	
Liquid or solid waste spill	Implement Hazardous Materials Management sub-plan

5.3 Rehabilitation/Restoration Monitoring and Corrective Actions

In addition to the above frameworks, a similar program will be followed for monitoring against ecosystem rehabilitation/restoration objectives, which relate to the methods and controls described in **Section 4.0**.

Monitoring sites will be established at an appropriate size and density, that captures variability and suitably characterises the objectives and parameters.

Appropriate reference sites will also be established and marked in adjacent areas with in each of the broad habitat types (with similar condition) to those that intersect the development footprint. These will set a benchmark for future assessment of rehabilitation trajectory and adaptive management. Reference sites may also be used for investigation into external impacts such as climate, bushfire and regional impacts from exotic fauna.

Monitoring of rehabilitation/restoration is divided into two phases: initial and ongoing. Both phases are included below.

Following application of seed to rehabilitation/restoration surfaces, initial monitoring will be undertaken to ensure that soil conservation measures are working and that appropriate vegetation compositions are establishing. The monitoring program and corrective actions for initial rehabilitation monitoring have been included in **Table 5.5** and **Table 5.6**

Table 5.5 Ecosystem Rehabilitation/Restoration Monitoring - Initial

Monitoring	Details	Timing	Responsibility	Records
Surface Erosion	Visible evidence of erosion.	Following rainfall events until ground cover of 80% is established (vegetation of other).	Construction/Rehabilitation Contractor.	Rehabilitation Report.
Weed Presence	Competition of weeds with emerging natives.	Weekly during initial growth (wet) season.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.
Native groundcover composition	Emerging presence of native ground cover species reflective of pre-disturbance vegetation and/or reference sites.	Weekly during initial growth (wet) season.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.
Framework tree emergence and health (rehabilitation areas only)	Emerging presence of healthy native tree species, with density and composition reflective of pre-disturbance vegetation and/or reference sites.	Weekly during initial growth (wet) season.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.

Table 5.6 Ecosystem Rehabilitation/Restoration Contingencies and Corrective Actions – Initial

Trigger	Action
Significant Surface Erosion	Investigate cause; Reinforced erosion control measures.
Weed Presence competes with emerging native species	Investigate cause; Treatment/removal of weeds.
Native groundcover composition is not reflective of pre-disturbance vegetation and/or reference sites.	Investigate cause; Soil amelioration; Application of fertiliser; Further direct seeding.
Framework tree density, composition and health (rehabilitation areas only) are not reflective of pre-disturbance vegetation and/or reference sites.	Investigate cause; Exotic fauna, pest, disease and/or fire management; Irrigation; Application of fertiliser; Further direct seeding and/or infill planting; Removal of competing plants.

A fundamental principle of ecological rehabilitation is to create self-sustaining ecosystems and reduce ongoing maintenance to a minimum (Chenoweth EPLA and Bushland Restoration Services 2012). To achieve this, ongoing monitoring will be undertaken annually (early dry season) after the initial wet season for at least 5 years. After 5 years the monitoring frequency may be reduced to 5-yearly if stable, until regulator sign-off. Any measured deviations from performance indicators will be investigated and addressed with corrective actions. The monitoring program and corrective actions for ongoing rehabilitation/restoration monitoring have been included in **Table 5.7** and **Table 5.8.**

Table 5.7 Ecosystem Rehabilitation/Restoration Objective Monitoring - Ongoing

Monitoring	Details	Timing	Responsibility	Records
Surface Erosion	Visible evidence of significant erosion within a 3 year period following removal of temporary features.	Annual for at least 5 years and until regulator sign-off.	Construction/Rehabilitation Contractor.	Rehabilitation Report.
Weed Presence	Presence and % cover are similar to that of pre-disturbance vegetation and/or reference sites with no new weed species.	Annual for at least 5 years and until regulator sign-off.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.
Native groundcover composition	This refers to long term groundcover composition as opposed to surface stabilisation measures. Presence and % cover of native species are commensurate with pre-disturbance vegetation and/or reference sites, with evidence of nutrient cycling.	Annual for at least 5 years and until regulator sign-off.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.
Tree composition, abundance and health (rehabilitation areas only)	Tree composition, abundance (density), overall community structure and health condition are commensurate with pre-disturbance vegetation and/or reference sites, considering age.	Annual for at least 5 years and then every 5 years until regulator sign-off.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.
Tree growth (rehabilitation areas only)	Tree height and diameter at 1.5 m demonstrate steady growth trending towards that of pre-disturbance vegetation communities and/or reference sites.	Annual for at least 5 years and then every 5 years until regulator sign-off.	Construction/Rehabilitation Contractor (ecologist).	Rehabilitation Report.

Table 5.8 Ecosystem Rehabilitation Contingencies and Corrective Actions - Ongoing

Trigger	Action
Significant Surface Erosion	Investigate cause; Soil return and reinforced erosion control measures.
Weed Presence exceeds that of pre-disturbance vegetation and/or reference sites or new species observed	Investigate cause; Treatment/removal of weeds.
Native groundcover composition and cover is not commensurate with pre-disturbance vegetation and/or reference sites, or without evidence of nutrient cycling	Investigate cause; Soil amelioration; Application of fertiliser; Further direct seeding.
Tree composition, abundance (density), community structure and/or health are not commensurate with pre-disturbance vegetation and/or reference sites, considering age (rehabilitation areas only)	Investigate cause; Exotic fauna, pest, disease and/or fire management, Application of fertiliser; Further direct seeding and/or infill planting; Removal of competing plants.
Tree growth is not demonstrating steady growth trending towards that of pre-disturbance vegetation and/or reference sites (rehabilitation areas only)	Investigate cause; Exotic fauna, pest, disease and/or fire management, Application of fertiliser; Further direct seeding and/or infill planting.

6.0 Responsibilities, Training and Reporting

6.1 Roles and Responsibilities

The proponent will hold overall responsibility for environmental management and ensure adequate resources are provided for the implementation. All staff are responsible for the environmental performance of their activities and for reporting any environmental hazards and incidents. Environmental responsibilities for staff are contained within position descriptions, relevant procedures and work instructions. Overarching environmental roles are described in **Table 6.1.**

The proponent intends to engage a Construction Contractor to build the Project and individual contractors will be engaged for specific components of the build, including progressive rehabilitation, as required. Ensuring that the contractors understand and adhere to the environmental controls established for the project will be critical to achieving the performance objectives and targets established in the associated Preliminary Rehabilitation Plan. Adherence will be achieved by:

- Clearly identifying the respective responsibilities of the proponent and the Construction Contractor for the controls within the Preliminary Rehabilitation Plan, and other plans, including:
    - Vegetation and Fauna Management Plan.
    - Bushfire Management Plan.
    - Erosion and Sediment Control Plan.
    - Feral Predator Management Plan.
- Requiring, reviewing and approving the Construction Contractor's Construction Environmental Management Plan (CEMP) to ensure that the controls implemented by the Constructor are consistent with and support the performance objectives and targets established in the Preliminary Rehabilitation Plan.
- Ensuring clear line responsibility and supervision between proponent and the Construction Contractor.
- Clearly identifying the environmental responsibilities for proponent staff and the Construction Contractor within position descriptions, relevant procedures and work instructions.
- Requiring the Construction Contractor to conduct regular inspections and record keeping against compliance with the Preliminary Rehabilitation Plan, coupled with proponent auditing of these arrangements.

Table 6.1 Key Environmental and Rehabilitation Responsibilities (note that one person may hold multiple roles)

Position title	Environmental Responsibilities
Directors of Windlab Developments Pty Ltd	• Hold overall responsibility for environmental management • Review, understand, approve and support implementation of the EMP • Ensure adequate resources are provided for the implementation of the EMP
Head of Windlab Asset Management	• Ensure that environmental obligations are embedded into design, systems and processes for satisfying compliance and due diligence requirements • Ensure that proposed project additions and alterations obtain all necessary environmental approvals • Management of environmental emergencies • Oversee completion of emergency response exercises annually • Assess emergency response capabilities • Remediation of any contaminated sites (if applicable)
Construction Manager (Windlab) and Construction Contractor	• Conduct adequate project planning to ensure that construction may meet all design and schedule requirements specified within this plan • Ensure that the relevant environmental requirements are implemented and complied with in the design and construction of minor projects • Ensure that environmental approval processes are embedded within project construction systems • Ensure all necessary environmental approvals relevant to the project and area of responsibility are obtained • Ensure that project specific obligations/commitments are captured within the CEMP, and effectively implemented • Ensure that any ongoing obligations/commitments upon the completion of construction are identified, documented and handed over via the project handover process to operations staff • Ensure incident reporting protocols are followed and that the construction personnel report Events/Hazards and near misses • Respond to environmental incidents as required
Construction Contractor	• Facilitate day to day compliance with this plan • Ensure all construction personnel are aware of their obligations under this plan • Conduct regular inspections against compliance with this plan • Report on and respond to environmental non-compliances and events • Coordinate emergency response plan

Position title	Environmental Responsibilities
Compliance Manager (Windlab)	• Monitor implementation of and compliance with relevant plans and environmental risk assessment recommendations • Facilitate and monitor management plan Reviews • Review audits reports and monitor completion of required corrective actions • Report significant environmental non-compliances with EMP and legislation internally to the Executive Management Team and externally to regulatory authorities, as required • Ensure all environmental obligations are recorded and are kept current
Senior Advisor Environment (Gawara Baya)	• Identify changes during construction and update the relevant plans to address and manage any new environmental risks • Provide assistance and/or advice regarding implementation of the plans and any other environmental management concern • Liaise with government agencies regarding environmental issues • Assess environmental incidents to determine regulatory reporting requirements • Undertake planned external reporting
Community Liaison Manager (Gawara Baya/Windlab)	• Liaise with landholders, traditional owners, community representatives, contractors, councils, planning and local government authorities as well as utilities and infrastructure owners on land management and environmental matters as required
Technical and Development Advisor (Gawara Baya/Windlab)	• Facilitate the maintenance, implementation and ongoing improvement of training and induction programs
HSE Manager (Construction contractor)	• Responsible for investigating unexpected accidents, establishing their causes, and recommending preventive measures to avoid future occurrences • Responsible for ensuring that workplace equipment and tools meet industry standards
All personnel	• Read, understand and implement the control measures detailed within the CEMP, as appropriate • Report all observed non-compliances to a supervisor • Report all observed incidents, hazards and near misses • Continually seek to identify areas for improvement of environmental management and report these to the Senior Advisor Environment

6.2 Training and Inductions

Well trained and environmentally aware personnel are a key factor in ensuring that all aspects of the project are executed with minimal impacts to the environment and that the highest possible standards of environmental management are met.

Windlab will ensure all employees and subcontractors involved with the Project receive environmental training appropriate to their role. The provision of training will be in accordance with the training and competence HSE management measures developed for the Project.

A comprehensive environmental awareness induction will be provided when personnel commence on the Project. Environmental topics will also be included in toolbox talks during construction and other ongoing environmental training is to be provided as appropriate. All training will be guided and maintained by an assessment of training needs.

6.3 Reporting

A rehabilitation report will be prepared following the first wet season after construction is complete, then annually or following each monitoring event. Each report will be prepared by the Senior HSE Advisor or a suitable contractor and will demonstrate establishment progress and performance against the objectives described above, with details of monitoring methods, results, adaptive management for the previous years and planned corrective actions.

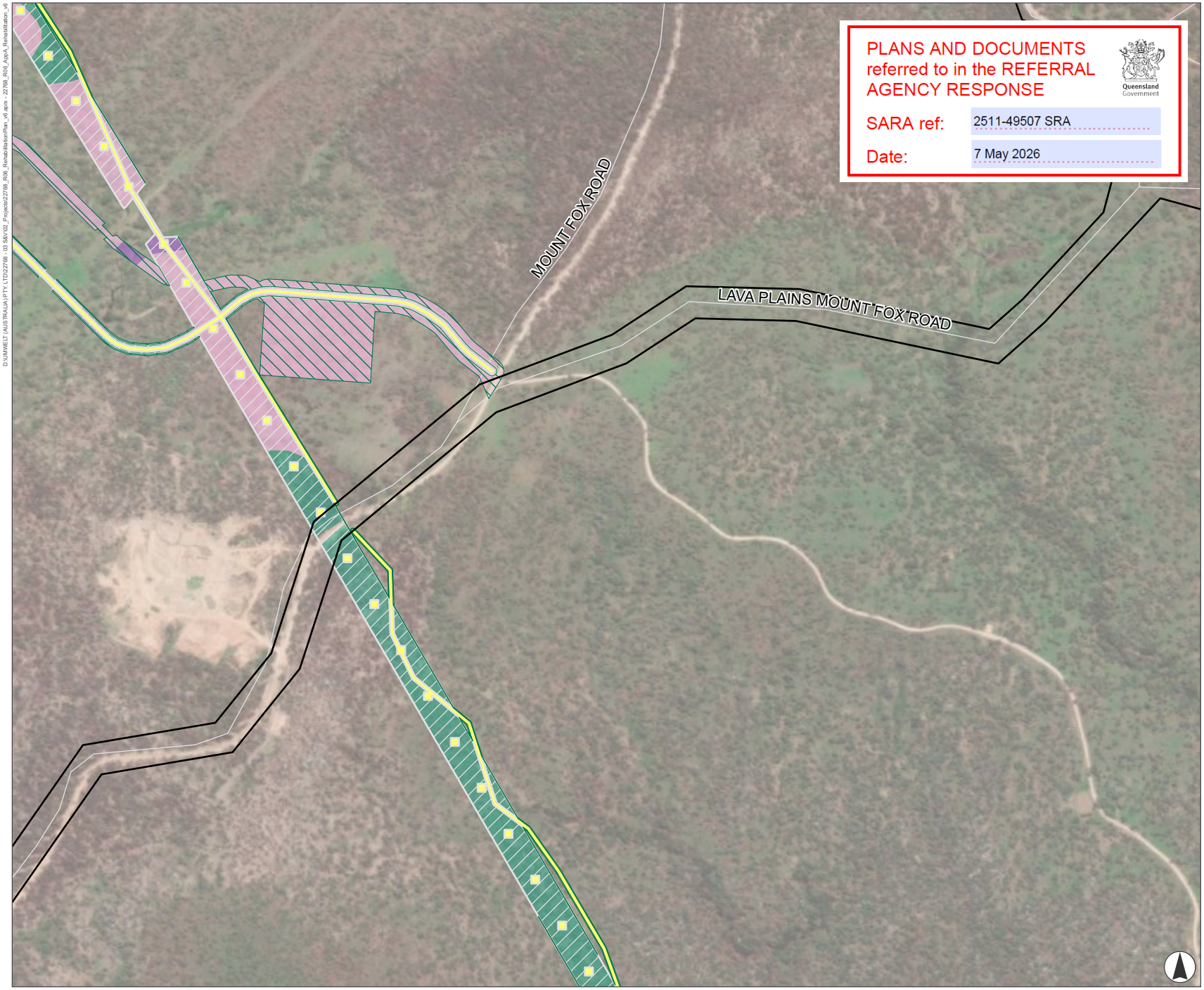
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2511-49507 SRA

Date: 7 May 2026

Preliminary Rehabilitation Plan

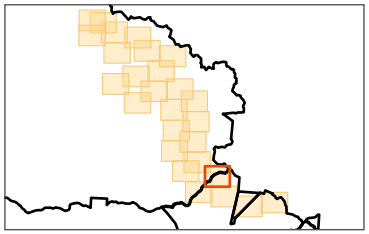


Legend

- Roads
- Site Boundary
- Operational Footprint
- Progressive Restoration
- Rehabilitation Areas

Rehabilitation/restoration commensurate with:

- Open woodland on basalt plains
- Open woodland to open forest on granite or Tertiary surfaces
- Riparian forest



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Metres

Scale 1:10,000 at A4
GDA 1994 MGA Zone 55

Image Source: QLD Public Imagery **Data source:** State of Queensland (Department of Resources), Windlab

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Date: 7 May 2026

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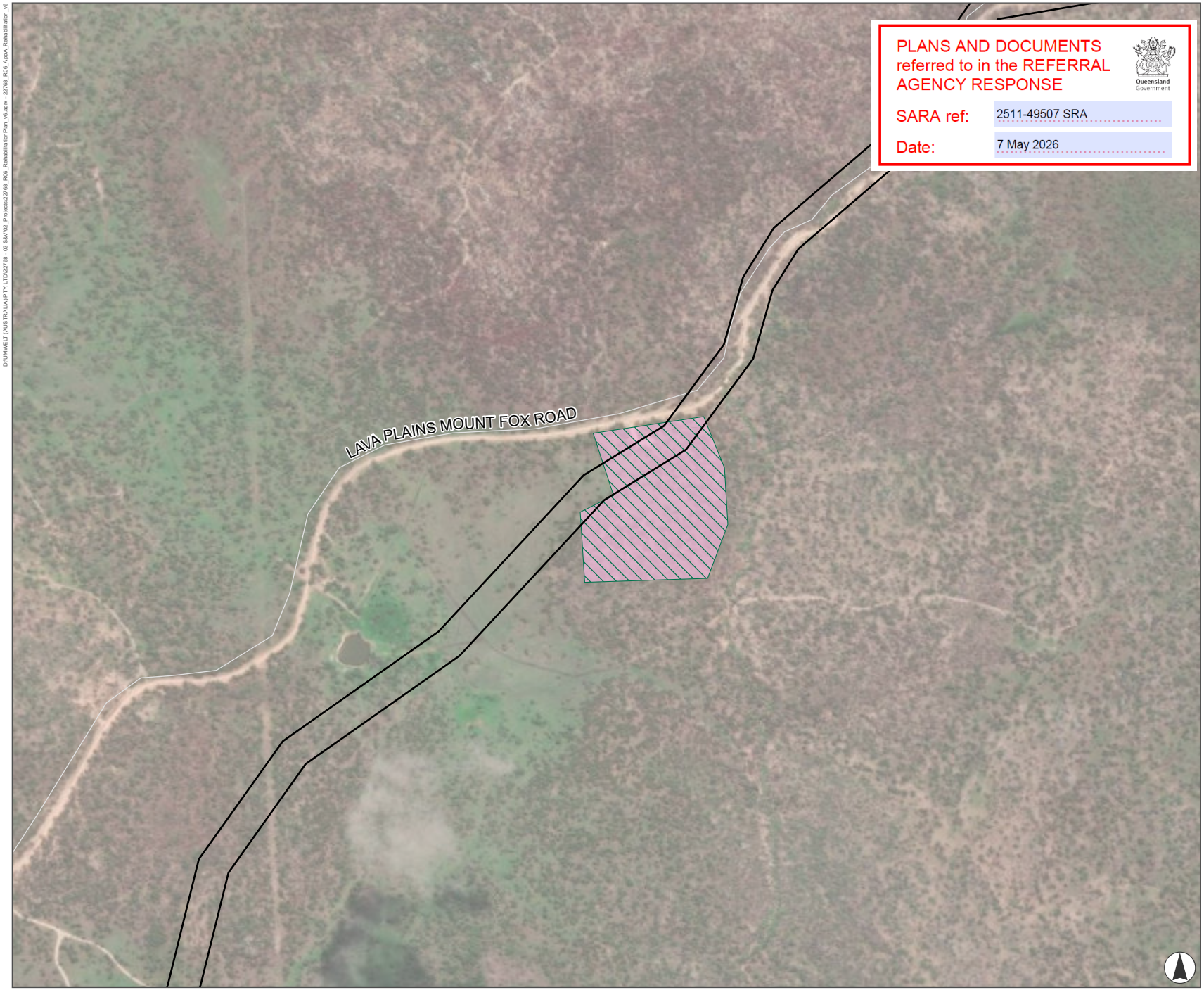
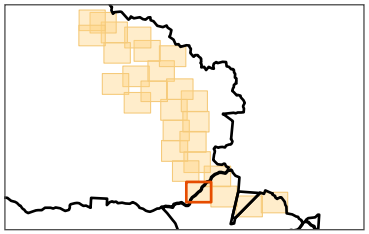


Legend

- Roads
- Site Boundary
- Rehabilitation Areas

Rehabilitation/restoration commensurate with:

- Open woodland on basalt plains



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Queensland Government

SARA ref: 2511-49507 SRA

Date: 7 May 2026

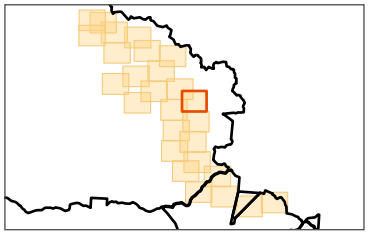
Preliminary Rehabilitation Plan

Legend

- Site Boundary
- Operational Footprint
- Progressive Restoration
- Rehabilitation Areas

Rehabilitation/restoration commensurate with:

- Open forest to woodlands on uplands
- Open woodland to open forest on granite or Tertiary surfaces



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