

1 December 2025

Our Ref: 5142963
File Ref: OPW2025/0004
Enquiries: Peter Boyd

Windlab Developments Pty Ltd
C/- Umwelt (Australia) Pty
Attn: Harry Connolly
Level 20, 145 Ann Street
BRISBANE CITY QLD 4000

Sent via email: harrison.connolly@umwelt.com.au

Dear Harry

Information Request

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

Applicant details

Applicant name: Windlab Developments Pty Ltd

Location details

Street address: 4364 Mount Fox Road, Valley of Lagoons
Real property description: Part of Lot 3198 on SP344602 as defined by the Operational Works Plan Coordinates dated 23/09/2025

Application details

Application number: OPW2025/0004
Approval sought: Development Permit
Development type: Operational Work
Description of development: Earthworks, vegetation clearing and site access works
Categorising instrument: Charters Towers Regional Town Plan Version 2

Information requested

A review of the development application has identified that further information is required to enable Council to properly assess the proposal. The specific matters requiring clarification and additional technical details are outlined in the attached Schedule, which forms part of this Information Request. All drawings, plans, reports and design documents submitted in response to this Information Request must be certified by a Registered Professional Engineer of Queensland (RPEQ).

In summary, further information is required to address:

- the detailed design and layout of the accommodation camp site, including access, traffic movements, servicing assumptions and pavement design;
- stormwater and hydraulic performance of the proposed works;



- compliance of erosion and sediment control measures with accepted best practice;
- access arrangements and regulatory implications for the MET mast;
- the full design and construction details for the site access intersection, including swept paths and traffic management;
- complete pavement design information for all typical sections;
- stormwater and drainage modelling, including culvert performance and submission of the referenced flood modelling report.

The attached Schedule identifies the specific information required to address each matter.

Applicant's response

The due date for providing a response is three months from the date of this information request being 1 March 2026 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

- a) all of the information requested, or
- b) part of the information requested, or
- c) a notice that none of the information will be provided.

For your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.

Failure to respond

In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

Council notes that the application, in its current form, does not contain sufficient supporting detail to enable a complete assessment. The additional information requested above is required to allow Council to properly consider the proposal against the relevant planning scheme provisions and applicable standards. Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided, should the information provided not sufficiently address the matters raised.

Should you wish to discuss this matter, please contact Peter Boyd on (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully



Timna Green
Manager Planning & Development



Schedule of Information Request items – Gawara Baya Wind Farm		
Document Name	Document Number	Reviewer Comment
Camp Site	General	<ul style="list-style-type: none"> - Provide setout for proposed works are not provided - Provide details of ground cover post earthworks. - Provide pavement details/specifications. - Drawings are not have RPEQ sign off. - Drawings are preliminary design issued - Camp site is out side of the nominated works footprint area. - No details have been provided regarding number if workers the camp will accommodate
General Arrangement Plan	WGA240532-DR-CV-0010	Demonstrate drain capacities.
Erosion and sediment control - Notes and Details	WGA240532-DR-CV-0061	<ul style="list-style-type: none"> - A 5m min. construction exit is not deemed accepted. Please refer to IECA for Construction exits requirements. - Review level spreader detail. Detail is shown as a rock mound/ protrusion and flow will likely travel around mound. - Refer to Queensland Government Department of Environment and Science for Procedural guide for Release to waters from land development and construction sites.
Typical Details - Sheet 1	WGA240532-DR-CV-0100	Section shows final dump rock on BIDIM as detention basin lining. Please provide proposed details for SESC sequencing. Provide detail of construction phase sediment basin.
Stormwater Layout Plan	WGA240532-DR-CV-0070	Please provide Flood modelling report WGA240532-RP-HY-0001 and calculations for all drainage structure design (drains, sediment basin, detention basin and culverts).
Camp Site Access	General	<ul style="list-style-type: none"> - Provide pavement details/specifications. - Traffic impact assessment and turn warrants assessment has not been provided. - Swept paths have not been included in latest set - Setout points have not been provided for construction. - DCDB does not appear to be reflective of that indicated by Queensland Globe and other resources such as the Development assessment mapping system (DAMS).
Site Entrance and Construction Compound	General	<ul style="list-style-type: none"> - Drawings are not have RPEQ sign off. - Drawings are issued not for construction and refer to detained design being required. - Track setout not provided
Typical Details - Access Tracks	WL003-CBOP-CV-DWG- 0A-003	- Erosion sediment control plan must be undertaken by a suitably qualified person.
Typical Details - Sheet 1	WL003-CBOP-CV-DWG- 0A-004	- Provide rock protection to batter of culvert outlets
CIVIL AREA 01 - LOW IMPACT WATERWAY CROSSING	WL003-CBOP-CV-DWG- AR-0183	<ul style="list-style-type: none"> - Works crosses an order 1 stream that feeds into Pine Creek. The stream is considered a green fish passage. Crossing must meet requirements of Queensland Government "Accepted development requirements for operational works that is constructing or raising water way barrier works" or State Planning Policy, State Code 18. - The existing surface bed slope is in the order of 10% based on available LiDAR. The proposed pipe slope is 1% creating a steep inlet approach (approx 1:2). Design should avoid

		<p>sudden changes in existing bed slope.</p> <ul style="list-style-type: none"> - Provision of design catchment and calculations are to be provided for fish passages. - Typing error in Section A suggest it is a 3 cell culvert. - Notes indicate that "Culvert type and suitability to be confirmed during detailed design". Detailed design drawings is required for OPW phase approval.
Site Access Intersection	General	<ul style="list-style-type: none"> - Full set of drawings not provided as part of OPW. - Swept paths have been removed from drawings - Soil erosion and sediment control plan details have been provided however, soil erosion and sediment control plan has not been provided as part of drawing set.
Site Access Intersection - Typical Sections Plan	WDL-0005-C0005	<ul style="list-style-type: none"> - Provide pavement design and materials type or specification. - Design ESA's is 1.79×10^5 which is equivalent to CBR 3 corresponds to a pavement thickness of 320mm.
Stormwater Catchment & Longitudinal Section Plan	WDL-0005-C170	<ul style="list-style-type: none"> - Lava Plains Mount Fox Road is an arterial road (i.e. consider a major road). In accordance with FNQROC and QUDM Drainage parallel to the road should be design for a Q10 event. Please provide stormwater details for a Q10 event as the minor event. - Demonstrate that culvert are able to accommodate largest design vehicle load and that sufficient cover will be provided and pipe class is suitable for the application. - Demonstrate that the largest vehicle is able to enter the site without impacting the culvert.
Performance META Mast	General	<ul style="list-style-type: none"> - No plans or works details included in the package - Unclear how access to the operational works area is will be achieved. - Area is a fish considered a fish habitat area. All proposed culverts and bed level crossing shall comply with the Queensland Government requirements including "Accepted development requirements for operational works that is constructing or raising water way barrier works" or State Planning Policy, State Code 18.