

Appendix A

Ministerial infrastructure designation:
Pre-lodgement advice and MID checklist





Department of
**State Development,
Infrastructure and Planning**

Our reference: MPL-0325-0242

5 June 2025

Carolyn Creighton
WSP Australia Pty Ltd

Sent by email: carolyn.creighton@wsp.com

Dear Ms Creighton,

Pre-lodgement written advice – proposed designation – Theodore Wind Farm Connection Project

This pre-lodgement record provides a summary of relevant matters based on the supporting information provided in the pre-lodgment request. This record is provided in good faith and provides initial advice regarding likely issues relevant to the proposed request to designate premises for the development of infrastructure (designation).

If the proposal is changed from that which was provided in the pre-lodgement request, you may wish to seek further or amended pre-lodgment advice from Department of State Development Infrastructure and Planning (DSDIP).

Site details

Real property description:	Lot 12 on FN321, Lot 10 on FN802236, Lot 47 on SP232217, Lot 4 on SP131475, Lot 2 on RP617749, Lot 3 on RP617750, Lot 3 on SP131475, Lot 1 on RP617748, Lot 8 on DW2, Lot 18 on DW550, Lot 12 on FN294, Lot 16 on DW284, Lot 11 on FN293, Lot 6 on DW447 and Lot 20 on DW286
Local government area:	Banana Shire Council (the council)
Relevant site history:	Approval for the Theodore Wind Farm: 1907-12349 SDA - Development permit for Material Change of Use (Wind Farm) and Operational Work (Native Vegetation Clearing) 2409-41961 SDA - Currently under assessment Development permit for Material Change of Use and Operational Work – Renewable Energy Facility (Wind Farm and Ancillary Infrastructure) and Native Vegetation Clearing (Theodore Wind Farm)

Proposed infrastructure details

Type of infrastructure:	Item 7: electricity operating works
Infrastructure description:	New 275 kilovolt (kV) transmission line and substation
State interests relevant to the assessment:	<ul style="list-style-type: none"> • Biodiversity – Matters of State Environmental Significance (MSES) – Regulated vegetation (intersecting a watercourse), MSES – Regulated vegetation (category B, C and R), Protected flora and fauna, Biosecurity • Agriculture - Important agricultural areas, Stock route network, Agricultural land classification – class A and B • Transport Infrastructure - Railway corridor • Energy and water supply - Major electricity infrastructure (Powerlink) • Natural hazards, risk and resilience – flood hazard area Local government flood mapping area, flood hazard area- level 1 – Queensland floodplain assessment, bushfire prone area

Meeting details

Meeting date	14 April 2025
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Supporting information

Plan / Report title	Author	Ref no.	Version / date
Theodore Wind Farm Connection Project Ministerial Infrastructure Designation - Initial Advice Request	WSP Australia Pty Ltd on behalf of Powerlink Queensland	-	12 March 2025

Written advice

Item	Advice
Infrastructure entity overview of designation proposal	
1.	<p>The MID Proposal would facilitate a new substation and a double circuit 275kV transmission line to connect the Theodore Wind Farm to a future substation at Mount Benn, near Banana.</p> <p>According to the information provided, the substation will be located within a 480m x 270m site and the transmission line will be approximately 56.3km in length and will be contained within a 60m wide corridor.</p> <p>The Theodore wind farm and the Mount Benn substation do not form part of this proposal.</p>
Easement over new transmission line	
2.	<p>Under the Land Act 1994 (Land Act) an easement cannot be granted over a road. Contact with the relevant road manager to reach agreement in relation to infrastructure in the road corridor will be required, separate to the MID.</p>
Vegetation clearing/biodiversity	
3.	<p>The site is mapped as containing various MSES. The underlying principle of</p>

	<p>assessment against MSES is that impacts are first to be avoided and if this is not reasonably possible, they are to be minimised then mitigated (in that order). Detailed commentary will be required regarding this principle.</p> <p>If impacts to areas of high ecological significance are unavoidable consideration should be given to different construction methodologies in these areas. Examples may include Lattice towers for higher clearance and poles spaced closer together to reduce any width of clearing.</p> <p>The MID proposal should be supported by an Ecological assessment that assesses the impacts of and recommends measures that compensate for any potential environmental impacts on flora and fauna.</p> <p>The Ecological assessment should also clearly identify the extent of permanent and temporary vegetation clearing for the purposes of the construction and ongoing operation of the project.</p>
Bushfire prone area	
4	<p>The transmission line is mapped in very high, high and medium bushfire intensity and potential impact buffer areas. Environmental management plans should be provided that address bushfire risks to the infrastructure with consideration given to:</p> <ul style="list-style-type: none"> • avoidance of bushfire prone areas where possible • measures to mitigate risks to a tolerable level • procedures in the event of a bushfire.
5	<p>As the proposed infrastructure has also the potential to create bushfire risk to other properties due to power shortages and other malfunctions, the MID should be supported by a Bushfire Risk Assessment that outlines how these potential impacts can be avoided.</p>
Electricity infrastructure	
6.	<p>The transmission line is in proximity to, and crosses a number of existing transmission lines of various size. The proposal should ensure the continued safe operation of this existing infrastructure. An electric and magnetic field assessment should be provided in support of the MID proposal.</p>
7.	<p>Consideration must be given to the proximity of the transmission lines to sensitive land uses for both host and non-host lots. Previous advice from Powerlink for similar projects has disclosed that sensitive uses must not be closer than 40m to the edge of a 275kV transmission easement or substation boundary. Please provide for evidence of minimum separation distances to sensitive uses in the proximity of the easement/corridor.</p>
Important agricultural land	
8.	<p>The site is mapped as containing Agricultural Land Classification - class A and B (ALC).</p> <p>The MID proposal should address potential impacts to agricultural land and provide management/mitigation measures where necessary, particularly where the issuing of the MID will result in the fragmentation of any ALC land.</p>
Water quality	
9.	<p>The proposal has the potential to impact on surface and ground water particularly during construction activities.</p> <p>The MID proposal should be supported by a preliminary construction environmental management plan including an erosion and sediment control</p>

	plan, dewatering management plan, and geotechnical investigation to demonstrate how impacts to water quality will be appropriately managed as a result of the proposal.
Traffic and Access	
10.	<p>A preliminary construction traffic impact assessment prepared by an RPEQ should be provided in support of the MID proposal that addresses the following:</p> <ul style="list-style-type: none"> - access arrangements to the pipeline for construction and maintenance - any temporary road closures and associated impacts - impacts to public and active transport routes (if any). <p>The report should also be prepared in accordance with the Department of Transport and Main Roads Guide to Traffic Impact Assessment and identify proposed key haulage routes for construction material.</p>
11.	Road works external to the sites may be required to facilitate the development, including any works for construction access. An analysis of potential external works and land dedications should be provided as part of the MID proposal.
Fish habitat areas	
12.	<p>The transmission line crosses a number of mapped waterways for waterway barrier works and the substation is adjacent to a waterway.</p> <p>Where possible, details of any temporary or permanent waterway barrier works proposed as part of the construction or operation of the transmission line and/or substation, should be provided with the MID Proposal to allow assessment of this aspect.</p> <p>Where this information is not available, the MID Proposal should detail whether the Department of Primary Industries 'Accepted development requirements for operational work that is constructing or raising waterway barrier works' will be relied upon or whether an alternative solution will be sought.</p>
Construction environmental management plan	
13.	The MID proposal should be supported by a preliminary construction environmental management plan which in addition to the matters of water quality should include waste, noise, vibration and dust emissions from construction will be appropriately managed as a result of the proposal.
Cultural heritage	
14.	
Recommended technical reporting	
15.	<p>It is recommended that the entity consider the following matters when preparing the infrastructure designation request:</p> <ul style="list-style-type: none"> • Preliminary construction environmental management plan (detailed report will be included in requirements as part of detailed design where approved) • Ecological assessment report prepared by an ecologist • Bushfire hazard assessment prepared by a suitably qualified person • Preliminary construction traffic impact assessment prepared by a RPEQ • Geotechnical Assessment prepared by a suitably qualified person • Cultural heritage assessment identifying proposed traditional owner engagement and participation in any cultural heritage clearance work • Noise and vibration assessment prepared by a RPEQ • Stormwater management plan prepared by a RPEQ • Ecology Assessment including Weed Survey prepared by an ecologist • Water Resources and Hydrology Assessment prepared by a suitably qualified person

	<ul style="list-style-type: none"> • Air Quality assessment prepared by a suitably qualified person • Biosecurity assessment prepared by a suitably qualified person • Visual Amenity assessment prepared by a suitably qualified person • Electric and magnetic field assessment prepared by a suitably qualified person
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General information

Preliminary stakeholder engagement requirements

Preliminary stakeholder engagement should include, but not be limited to, consultation with the council, Native Title and/or traditional owners for the area, letters to local, state and federal members and a letter box drop to the adjoining and surrounding properties identified on the preliminary stakeholder engagement plan submitted with the pre-lodgement request (as a minimum). Any preliminary stakeholder engagement material should describe and illustrate the proposal and provide 10 business days for comment.

The proposed strategy provided in the advice request is considered appropriate.

Please provide draft material such as letters to DSDIP for review prior to commencing preliminary stakeholder engagement activities.

Note: where engagement with the above stakeholders has already been undertaken regarding the proposal, further consultation is not required.

Endorsement to lodge a MID proposal

Endorsement to lodge a MID proposal can be sought following completion of preliminary stakeholder engagement activities. When seeking endorsement please provide the information contained within Attachment 3.1 of the [MID Operational Guidance](#) via email to infrastructuredesignation@dsdilgp.qld.gov.au.

MID proposal

Should the proposal be endorsed, to apply for the designation, submit a MID proposal via the [online portal](#) that includes/addresses:

- the required material for making a MID specified in Schedule 3 of the [Minister's Guidelines and Rules](#)
- the matters raised in these pre-lodgement minutes.

Formal consultation stage

Formal consultation will include a 20 business day public consultation period which is to include as a minimum: sign/s on the land, a notice in the paper and letters to surrounding landowners, elected representatives and Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area. Requirements for the formal consultation stage will be determined following endorsement to lodge a MID proposal.

If you require any further information, please contact, Jonas Griffin Fodaro, Senior Planning Officer on 3452 7679 or Jonas.griffinfodaro@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Livingstone', with a long, sweeping horizontal line underneath.

Duncan Livingstone
MANAGER

A2 Pre-lodgement advice checklist

Table A.1 Pre-lodgement advice checklist

Item	Advice	EAR cross reference
Infrastructure entity overview of designation proposal		
1	<p>The MID Proposal would facilitate a new substation and a double circuit 275 kV transmission line to connect the Theodore Wind Farm to a future substation at Mt Benn, near Banana.</p> <p>According to the information provided, the substation will be located within a 480 m x 270 m site and the transmission line will be approximately 55.4 km in length and will be contained within a 60 m wide corridor.</p> <p>The Theodore Wind Farm and the Mt Benn Substation do not form part of this proposal.</p>	<p>Since lodgement of the Initial Advice Request the area of the substation site has been reduced to 445 m X 270 m (12 ha).</p> <p>Further information on the Project is provided in Chapter 3 (Project description).</p>
Easement over new transmission line		
2	<p>Under the <i>Land Act 1994</i> (Land Act) an easement cannot be granted over a road. Contact with the relevant road manager to reach agreement in relation to infrastructure in the road corridor will be required, separate to the MID.</p>	<p>No State-controlled roads are traversed by the Project. Under the <i>Land Act 1994</i>, transmission entities are entitled to take necessary action in publicly controlled places to provide or supply electricity under section 101 of the <i>Electricity Act 1994</i>, as well as undertake works on road reserves through written agreement from the road authority under section 102. Written agreements will be in place prior to any works commencing.</p>

Item	Advice	EAR cross reference
Vegetation clearing		
3	<p>The site is mapped as containing various MSES. The underlying principle of assessment against MSES is that impacts are first to be avoided and if this is not reasonably possible, they are to be minimised then mitigated (in that order). Detailed commentary will be required regarding this principle.</p> <p>If impacts to areas of high ecological significance are unavoidable consideration should be given to different construction methodologies in these areas. Examples may include Lattice towers for higher clearance and poles spaced closer together to reduce any width of clearing.</p> <p>The MID proposal should be supported by an Ecological assessment that assesses the impacts of and recommends measures that compensate for any potential environmental impacts on flora and fauna.</p> <p>The Ecological assessment should also clearly identify the extent of permanent and temporary vegetation clearing for the purposes of the construction and ongoing operation of the project.</p>	<p>An ecological assessment (desktop and field survey) has been undertaken for the Project and the Ecological Assessment Report is included as Appendix E of the MID proposal.</p> <p>Results from the ecological assessment have been used to inform the design of the Project. In refining the Project to a 60 m wide easement consideration was given to avoiding ecological values in the first instance. Where avoidance has not been possible, Powerlink have considered design modifications to minimise ecological impacts. Modifications have included measures such as siting transmission structures outside of vegetated areas; increasing the height of transmission structures to enable vegetation to be spanned; and scalloping and/or selective clearing of vegetation to minimise clearing impacts.</p>
Bushfire prone area		
4	<p>The transmission line is mapped in very high, high and medium bushfire intensity and potential impact buffer areas. Environmental management plans should be provided that address bushfire risks to the infrastructure with consideration given to:</p> <ul style="list-style-type: none"> — avoidance of bushfire prone areas where possible — measures to mitigate risks to a tolerable level — procedures in the event of a bushfire. 	Measures to manage bushfire risks from the Project are outlined in Section 17 of the Project (EMP) included as Appendix D.
5	As the proposed infrastructure has also the potential to create bushfire risk to other properties due to power shortages and other malfunctions, the MID should be supported by a Bushfire Risk Assessment that outlines how these potential impacts can be avoided.	Chapter 22 (Bushfire risk)
Electricity infrastructure		
6	The transmission line is in proximity to, and crosses, a number of existing transmission lines of various size. The proposal should ensure the continued safe operation of this existing infrastructure. An electric and magnetic field assessment should be provided in support of the MID proposal.	Chapter 21 (Electric and magnetic fields)

Item	Advice	EAR cross reference
7	Consideration must be given to the proximity of the transmission lines to sensitive land uses for both host and non-host lots. Previous advice from Powerlink for similar projects has disclosed that sensitive uses must not be closer than 40 m to the edge of a 275 kV transmission easement or substation boundary. Please provide for evidence of minimum separation distances to sensitive uses in the proximity of the easement/corridor.	Design of the transmission line has maximised the distance to sensitive receptors. The closest residential sensitive receptors are approximately 650 m from the proposed transmission line. Ecological receptors are approximately 2 km from the proposed transmission line.
Important agricultural land		
8	<p>The site is mapped as containing Agricultural Land Classification – class A and B (ALC).</p> <p>The MID proposal should address potential impacts to agricultural land and provide management/mitigation measures where necessary, particularly where the issuing of the MID will result in the fragmentation of any ALC land.</p>	Chapter 7 (Land use, existing infrastructure and native title)
Water quality		
9	<p>The proposal has the potential to impact on surface and ground water particularly during construction activities.</p> <p>The MID proposal should be supported by a construction environmental management plan including an erosion and sediment control plan, dewatering management plan, and geotechnical investigation to demonstrate how impacts to water quality will be appropriately managed as a result of the proposal.</p>	Project impacts to surface and groundwater are discussed in Chapter 7 (Water resources and hydrology) of the MID proposal. The assessment is supported by the EMP which details requirements for the preparation of an erosion and sediment control plan, dewatering management plan and geotechnical investigations, prior to construction.
Traffic		
10	<p>A preliminary construction traffic impact assessment prepared by an RPEQ should be provided in support of the MID proposal that addresses the following:</p> <ul style="list-style-type: none"> — access arrangements to the pipeline for construction and maintenance — any temporary road closures and associated impacts — impacts to public and active transport routes (if any). <p>The report should also be prepared in accordance with the Department of Transport and Main Roads Guide to Traffic Impact Assessment and identify proposed key haulage routes for construction material.</p>	A Traffic Impact Assessment in accordance with the Department of Transport and Main Roads Guide to Traffic Impact Assessment has been prepared for the Project and included as Appendix G of the MID proposal. Chapter 18 (Transport and traffic) of the MID proposal summarises the findings of the Traffic Impact Assessment.

Item	Advice	EAR cross reference
External works		
11	Road works external to the sites may be required to facilitate the development, including any works for construction access. An analysis of potential external works and land dedications should be provided as part of the MID proposal.	Indicative access requirements for the Project have been included in the Disturbance footprint developed for the Project and assessed in the MID proposal. Powerlink is working closely with Banana Shire Council to identify any external road dedications or works required to support the construction process.
Fish habitat areas		
12	The transmission line crosses a number of mapped waterways for waterway barrier works and the substation is adjacent to a waterway. Where possible, details of any temporary or permanent waterway barrier works proposed as part of the construction or operation of the transmission line and/or substation, should be provided with the MID Proposal to allow assessment of this aspect. Where this information is not available, the MID Proposal should detail whether the Department of Primary Industries 'Accepted development requirements for operational work that is constructing or raising waterway barrier works' will be relied upon or whether an alternative solution will be sought.	Project impacts to waterways traversed by and in the vicinity of the Project (including the need for WWBW) are discussed in Chapter 7 (Water resources and hydrology) of the MID proposal.
Construction environmental management plan		
13	The MID proposal should be supported by a preliminary environmental management plan which in addition to the matters of water quality should include waste, noise, vibration and dust emissions from construction will be appropriately managed as a result of the proposal.	To support the MID Application, Powerlink has prepared an Environmental Management Plan (EMP) which documents Powerlink's standard procedures and practices regarding the various Project-related matters including erosion and sediment control, dewatering and geotechnical. The EMP provides the documented practices Powerlink will employ with this Project as it relates to construction. The EMP is included as Appendix D of the MID proposal.
Cultural heritage		
14		A cultural heritage due diligence assessment has been prepared for the Project and included as Appendix F of the MID proposal. The findings from this assessment are summarised in Chapter 16 (Indigenous cultural heritage) and Chapter 17 (Non-indigenous cultural heritage) of the MID proposal.

Item	Advice	EAR cross reference
Recommended technical reporting		
15	It is recommended that the entity consider the following matters when preparing the infrastructure designation request:	
	Preliminary construction environmental management plan (detailed report will be included in requirements as part of detailed design where approved)	A Construction Environmental Management Plan (CEMP) is prepared by the third-party construction contractor which will not be appointed by Powerlink until closer to construction commencement, earmarked for Q2 2026. To support the MID Application, Powerlink has prepared an Environmental Management Plan (EMP) which documents Powerlink's standard procedures and practices regarding the various Project-related matters including erosion and sediment control, dewatering and geotechnical. The EMP provides the documented practices Powerlink will employ with this Project as it relates to construction. The EMP is included as Appendix D of the MID proposal.
	Ecological assessment report prepared by an ecologist	An Ecological Assessment Report has been prepared for the Project and included as Appendix E of the MID proposal. Chapter 9 (Flora), Chapter 10 (Fauna) and Chapter 11 (Matters of National Environmental Significance) of the MID proposal summarise the finding of the Ecological Assessment Report.
	Bushfire hazard assessment prepared by a suitably qualified person	A bushfire hazard assessment is included in Chapter 22 (Bushfire risk) of the MID proposal.
	Preliminary construction traffic impact assessment prepared by a RPEQ	A Traffic Impact Assessment in accordance with the DTMR Traffic Impact Guidelines has been prepared for the Project and included as Appendix G of the MID proposal. Chapter 18 (Transport and traffic) of the MID proposal summarises the findings of the Traffic Impact Assessment.
	Geotechnical assessment prepared by a suitably qualified person	Geotechnical assessments are undertaken prior to construction to determine the appropriate foundation type for each structure.

Item	Advice	EAR cross reference
	Cultural heritage assessment identifying proposed traditional owner engagement and participation in any cultural heritage clearance work	A Due Diligence Assessment has been prepared for the Project and included in Appendix F of the MID proposal. The findings of the Due Diligence Assessment are summarised in Chapter 16 (Indigenous cultural heritage) and Chapter 17 (Non-indigenous heritage) of the MID proposal.
	Noise and vibration assessment prepared by an RPEQ	Included as Chapter 19 (Noise and vibration) of the MID proposal.
	Stormwater management plan prepared by an RPEQ	Project impacts on water resources and hydrology are discussed in Chapter 7 (Water resources and hydrology) of the MID proposal.
	Ecology assessment including weed survey prepared by an ecologist	<p>An Ecological Assessment has been undertaken for the Project and the findings documented in an Ecological Assessment Report which is included as Appendix E of the MID proposal. Chapter 9 (Flora), Chapter 10 (Fauna) and Chapter 11 (Matters of National Environmental Significance) of the MID proposal summarise the finding of the Ecological Assessment Report.</p> <p>Prior to construction commencing a Weed Survey of the Project area will be undertaken. The requirement for the weed survey is included in the EMP.</p>
	Water resources and hydrology assessment prepared by a suitably qualified person	Included as Chapter 7 (Water resources and hydrology) of the MID proposal
	Biosecurity assessment prepared by a suitably qualified person	Included as Chapter 12 (Biosecurity) of the MID proposal
	Visual amenity assessment prepared by a suitably qualified person	Included as Chapter 14 (Visual amenity) of the MID proposal
	Electric magnetic fields assessment prepared by a suitably qualified person.	Included as Chapter 21 (Electric and magnetic fields) of the MID proposal