



Middle Creek

Energy Hub

Middle Creek Energy Hub Newsletter

Edition 1, February 2025

The Project at a glance:



Location

15km from Wandoan and Guluguba and approximately 60km north of Miles in the Western Downs Regional Council area



Project status

Engaging with the community and undertaking studies

State Development Approval submitted

Federal EBPC determination: controlled action



Turbines

Up to 183, subject to approvals, with turbine tip height up to 260 metres



BESS

Co-located Battery energy storage system (BESS)

Up to 800 MWh of storage and grid stabilising services



Solar

Consideration of solar development in later stages (would be subject to additional approval)



Benefit sharing

Since 2023, local businesses and community groups have benefited from pre-development funding, with support to continue during construction and operation.

Community input ensures funds align with local needs.



Job creation

Up to 500 during construction, followed by several long-term local positions during 35 years of operation



Wind electricity

Up to 1,317 MW generating capacity



Grid connection

Via the existing Columboola to Wandoan South 275kV transmission line located 22km south of the Project



Project lifespan

Up to 35 years

Welcome to the first Middle Creek Energy Hub Newsletter

In this edition:

- Project update and timeline
- EPBC responses
- Development Application update
- Engagement activities to date
- Upcoming engagement opportunities

Cubico recognises the First Peoples of this nation and their ongoing connection to culture and country.

We acknowledge First Nations Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.

We're excited to introduce the first edition of the Middle Creek Energy Hub newsletter. This will be your go-to source for updates, key milestones, and opportunities to stay engaged as we advance this significant renewable energy project.

The Cubico team has enjoyed connecting with community members and gathering feedback during several visits in 2024. Since the last information session in October, a key milestone has been reached with the submission of the Development Application (DA) for the Middle Creek Energy Hub to the Queensland Government, alongside the referral of the project to the Commonwealth Government for assessment. More information on these updates is available in this newsletter.

We're proud to have supported a range of local initiatives, from the Wandoan Camel Races and Big Skies Festival, to the refurbishment of the Willacy Pavilion and a new printer for the Wandoan Surf Club. We are continuing to shape the community benefits program associated with the Project and invite you to continue sharing your thoughts on how this funding could best support the local community. To make this process easy, we have developed a short survey, which should take only a couple of minutes to complete. Scan the QR code on this page and complete the online survey – your insights are vital to ensuring the program delivers meaningful and lasting benefits to the region.

Finally, we're looking forward to being back out in the community in 2025 to continue engaging with you, sharing updates and hearing your valuable input. In the meantime, if you have any questions or concerns, please reach out to the Project team on **1800 282 246** or email middlecreek@cubicoinvest.com.

Rupert Alstergren
Development Manager
– Middle Creek Energy Hub

Project Update



We are continuing to progress the Middle Creek Energy Hub, working through the necessary environmental and planning approval processes. This involves conducting comprehensive environmental assessments, examining factors such as ecology, water resources and social considerations, including accommodation for the workforce.

These assessments are essential to ensuring the Project is developed responsibly, with a strong focus on minimising environmental impacts and considering community needs. As we move forward, we remain committed to balancing the Project's benefits with the priorities of the local community.

EPBC Referral Determination

The Middle Creek Energy Hub's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Referral was submitted in late 2024 to the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

The EPBC process is designed to assess whether the Project may have a significant impact on matters of national environmental significance and determine the level of approval required.

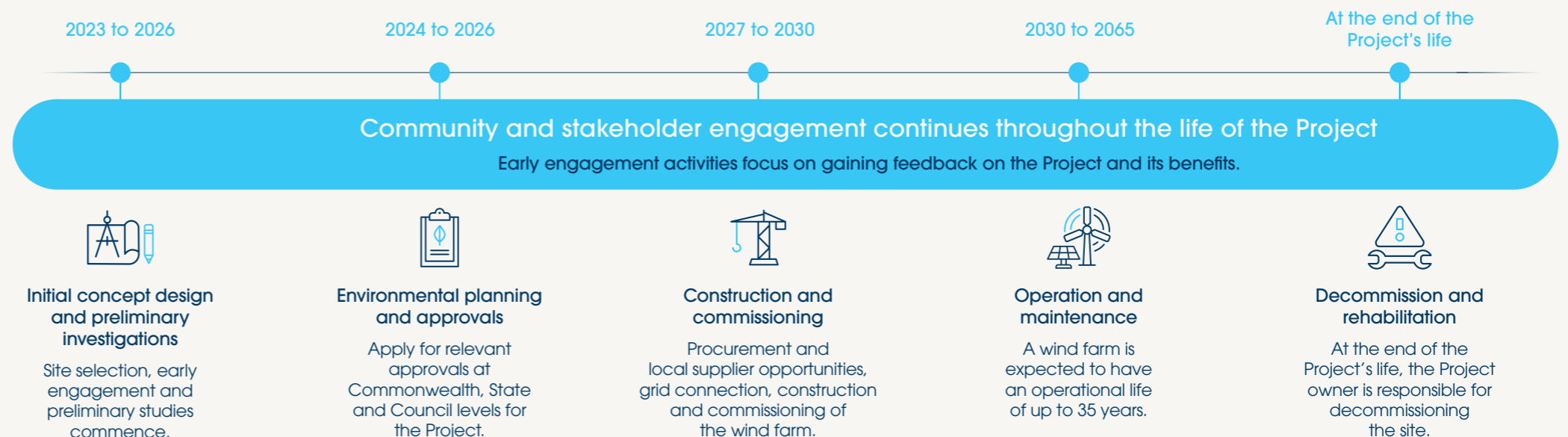
As part of the referral process, information about the proposal was published on the Department's website for a 10-business-day public consultation period in January 2025. During this time, the community had the opportunity to review the proposal and provide feedback directly to the Department for consideration. The Department has completed its review of the application and determined that the Middle Creek Energy Hub is a controlled action under the EPBC Act. This means the Project will require further environmental assessment to ensure that potential impacts on protected matters are carefully considered and managed. The assessment process will involve detailed studies and public consultation to address key environmental factors. A copy of the decision notice is available on the EPBC Public Portal for those interested in reviewing the determination in full.



What's important to your community?

Scan the QR code to share your feedback in our community survey or visit: www.surveymonkey.com/r/middlecreekproject

Indicative Project Timeline



Development Application Submitted

In addition to the EPBC referral, the Development Application (DA) for the Middle Creek Energy Hub has also been submitted to the Queensland Government for consideration. Prepared in line with the State Code 23 guidelines for wind farm developments, the application includes detailed assessments of environmental, technical and social factors. These assessments cover key aspects such as ecology, noise, traffic and visual impacts to ensure the Project aligns with state planning and development requirements.

As part of the assessment process, the Queensland Government will work with relevant state agencies and the Western Downs Regional Council (WDRC) to comprehensively review the application.

We are committed to ongoing engagement with the community and will continue to provide updates and seek feedback, particularly on initiatives such as the community benefits program.

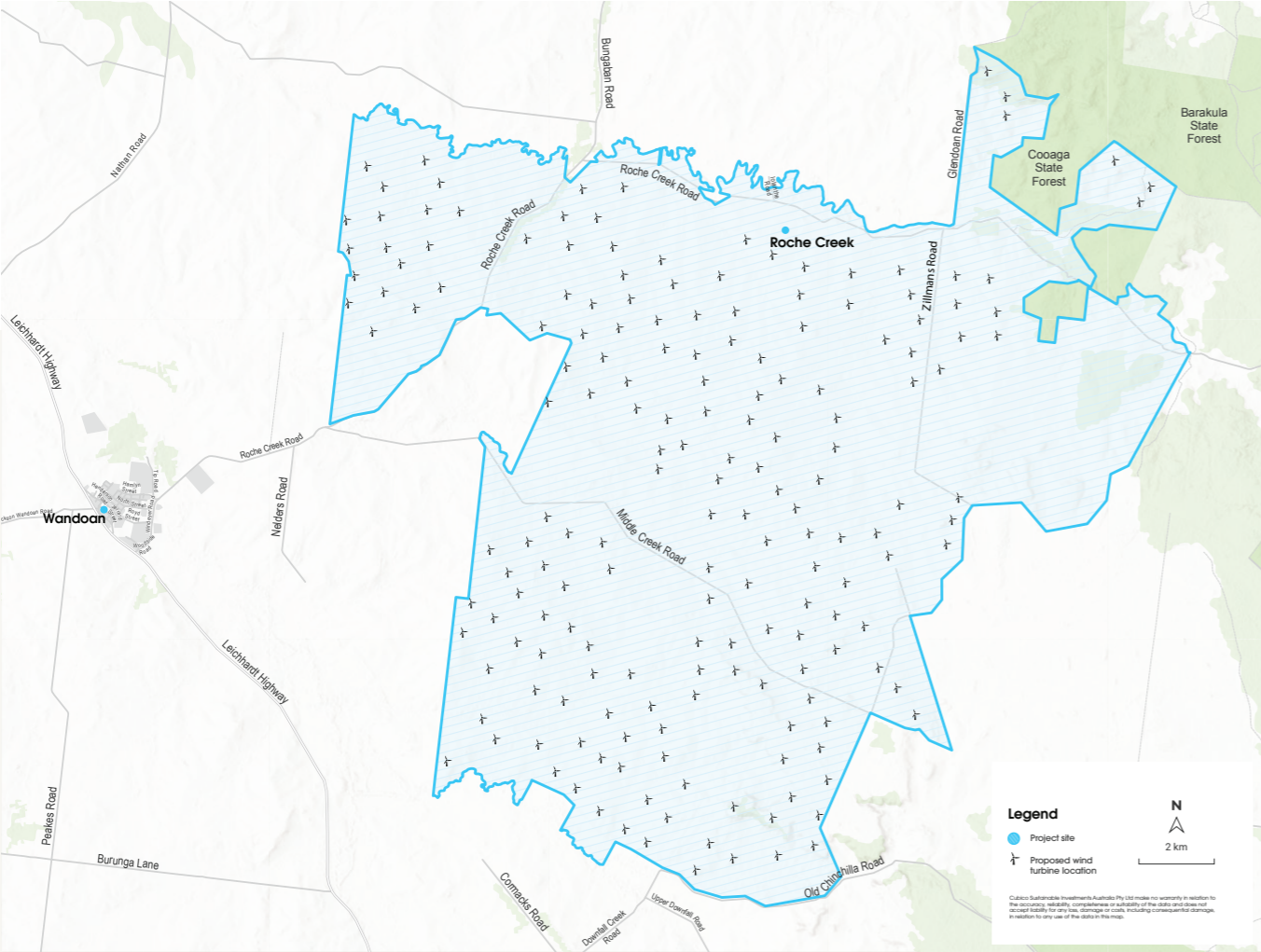
Lodging the DA represents an important milestone for the Project and we look forward to working closely with stakeholders and regulatory bodies to ensure the Middle Creek Energy Hub is delivered responsibly and in line with local priorities.

Proposed Turbine Layout

The turbine layout map below shows the proposed locations of wind turbines for the Middle Creek Energy Hub. This layout has been designed with careful consideration of environmental, visual and technical factors to minimise impacts and optimise energy generation.

Please note that this is a proposed layout and may be subject to further refinement as the Project progresses through the environmental and planning approvals process.

The layout was developed in close consultation with landholders. Access roads have been designed to follow existing tracks or fence lines wherever possible, and where this is not feasible, access roads locations have been chosen in consultations with landholders. This approach aims to minimise disruption to current land uses, including agricultural activities, and to maintain flexibility for future land use. The design process, which took six to twelve months, included in-person ground truthing to confirm the proposed infrastructure locations.



Engaging with the local community

The Middle Creek Energy Hub team remain committed to open and transparent communication, prioritising discussions with residents closest to the site while also expanding our outreach to the wider community as the Project progresses.

On Ground Engagement
August and October 2024

In August and October 2024, we hosted Community Information sessions at Café 4419 and the Cultural Centre respectively, to introduce and provide updates on the Middle Creek Energy Hub, as well as answer questions from the local community. These sessions presented an opportunity for nearby landowners, residents and the wider Wandoan and Guluguba communities to engage directly with our team and technical experts. Discussions covered key aspects of the Project, including the approvals process, project timeline and potential community benefits.

During the sessions, attendees shared their thoughts on a range of topics. Some raised concerns about the impact on local roads and transport routes, while others sought clarity on accommodation options for construction workers. We also discussed how the project will coordinate with other developments in the region to minimise strain on local resources. Environmental considerations, including turbine safety and durability, were another key focus area. There was also strong interest in the proposed Community Benefit Fund, with discussions around how it could best support local priorities, such as infrastructure improvements and community services. We appreciate the time and insights shared by those who attended.



Upcoming Engagement Opportunities

We understand the importance of keeping the community informed about the Middle Creek Energy Hub and providing opportunities for meaningful input throughout the Project’s development.

In April, we’ll be back in the region to attend the Wandoan Show and host a series of community pop-ups to engage with the community and answer any questions about the Project. Join us for the following events:

Coffee and Chats

Drop by for a coffee on us and chat with the team about the Project:

3 April 2025, 9am to 11am
at Café 4419

Tea and Talk

Enjoy afternoon tea and ask any questions you may have about the Project:

3 April 2025, 2pm to 4pm
at Wandoan Cultural Centre

We look forward to being back in the community, continuing these important discussions and hearing your valuable insights as the Project progresses.



1:1 Neighbour Meetings

We understand that sometimes a personal conversation is the best way to address specific questions or concerns. This is why we have been meeting with neighbours 1:1 wherever possible, and will continue to offer these opportunities. If you would like to speak with the Project team, please reach out to arrange a time.

PROUD SPONSOR



Events like the Wandoan Show help bring communities together, which is why we're thrilled to be sponsoring the children's entertainment quarter at the 2025 Show. We look forward to connecting with the community and supporting the Western Downs region. Hope to see you there – You just can't beat a country show!

Beyond Wandoan, we continue to back regional events to help drive tourism, strengthen community connections and create lasting memories. We look forward to continuing our support for the Western Downs region and working alongside the community as the Middle Creek Energy Hub progresses.

Our engagement activities for the Middle Creek Energy Hub include:



near-neighbour meetings and 1:1 meetings



community surveys



pop-up stalls



online webinars



community information sessions



updates via our Project website



phone calls

Supporting local communities

At Cubico Sustainable Investments, we are committed to supporting the communities in which we operate, helping to strengthen local connections and create opportunities for the region to thrive. Through our sponsorships and community initiatives, we are proud to contribute to the vibrant culture of the Western Downs region.

Christmas Carnival Sponsorship

Our gold sponsorship of the Wandoan Christmas Carnival helped bring festive cheer to the community, attracting visitors from across the region. Organised by the Wandoan Community Commerce & Industry (WCCI) and the Lions Club, the carnival featured live entertainment, laser skirmish, an outdoor movie, and more. The event was a fantastic opportunity for the community to come together and celebrate the holiday season.



Willacy Pavilion Refurbishment

Cubico contributed to the revitalisation of the Willacy Pavilion at the Wandoan Showground, funding repairs and refurbishments to support the local Arts & Crafts display. The 2024 Wandoan Show saw its highest number of entries in over 15 years, highlighting the strong creative spirit in the region.



Wandoan Camel Races

We were proud to sponsor the kids' entertainment at the 2023 Wandoan Camel Races, a key fundraiser for the local kindergarten. Families enjoyed camel races, games and performances while supporting early childhood education.