



Middle Creek

Energy Hub

Middle Creek Energy Hub Newsletter

Edition 2, July 2025

Recap the facts

Project status

The Project has been formally called in for assessment by the Deputy Premier and Planning Minister. Cubico welcomes the opportunity to engage closely with the Deputy Premier to demonstrate how the Project is designed to deliver sustainable energy for Queensland while minimising impacts and supporting tangible co-benefits for the local community and region.

The Department of Climate Change, Energy, the Environment and Water has issued final guidelines for the preparation of a Public Environment Report (PER). The Project team is now progressing the PER to provide transparent and robust verification of how environmental impacts will be managed.

Ongoing support is being provided for local initiatives, alongside planning for upcoming community events to continue meaningful engagement.



Location

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



Turbines

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



Wind electricity

Up to 1,317 GW generating capacity



Grid connection

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



Battery potential

Up to 800 MWh of storage and grid stabilising services given a co-located Battery Energy Storage System (BESS)



Project lifespan

Up to 35 years



Community grants

Since 2023, local businesses and community groups have benefited from pre-development funding for the Middle Creek project, 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

www.middlecreekenergyhub.com.au

In this edition:

- Update on the Ministerial Call-In Proposal
- EPBC Updates
- Recap of the Wandoan Show and other community happenings
- Upcoming engagement opportunities



Scan the QR code to visit the Project website

If you have any questions or feedback about the Project, or would like to join our mailing list, please reach out to us via:

Phone:

1800 282 426 (CUBICO)

Email:

middlecreek@cubicoinvest.com

Welcome to the second edition of the Middle Creek Energy Hub Newsletter

We're pleased to be back with more updates as the Project continues to progress. This newsletter remains your go-to source for key milestones, community engagement opportunities, and insights into how we're working to deliver a renewable energy project that aligns with the region's values and future.

Since our last edition, several important updates have occurred including:

- The Project team proudly sponsored and volunteered at the Wandoan Show.
- The Project has entered the 'Ministerial Call-in' process under the Queensland Planning Act. This means the assessment of the Project will now be undertaken by the Minister for Planning. See further information on the following page.
- The Project continues to progress through the EPBC process, having received its Public Environmental Report Guidelines from DCCEWW. More details follow.

The Project team will continue to keep you informed as these processes move forward and will share more detailed information as it becomes available.

The Cubico team enjoyed reconnecting with the Wandoan community and local stakeholders in April at our pop-up community information events and the Wandoan Show. We're grateful for the ongoing feedback and conversations. These discussions play a central role in shaping the way we approach both the development and long-term contribution of the Project.

In terms of community sponsorship, it's been our pleasure to provide funding to support the recent Queensland Day Celebrations as facilitated by the Juandah Heritage Society, as well as the Wandoan Clay Association Two-Day Shoot. We remain committed to building a community benefits program that reflects local priorities. If you haven't already, we invite you to share your views via our short survey linked with the QR code on the back page of this newsletter.

We'll be out in the community again at the Dalby Country Markets on Sunday 13 July, and the Dalby Delicious and Delightful Festival on 22 and 23 August and in September, we'll be back in Wandoan. We hope to see many of you there.

As always, we welcome your feedback and questions – they help us build a stronger project for everyone involved. If you have any questions or concerns you'd like to discuss in the meantime, 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

The Middle Creek Energy Hub continues to progress through key environmental and planning approvals, including detailed assessments of ecology, water, and social factors such as workforce accommodation.

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

Development Application and Proposed Ministerial Call-In Response (State Permitting Process)

The Project submitted its Development Application (DA) in December 2024, which was 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.

Recently, the Project's Development Application (DA) has been 'called-in' by the Deputy Premier.

What does this the call-in decision mean for the Project?

The Project being called-in means that the Deputy Premier has exercised his powers under section 103 of the Planning Act 2016 to call in, assess and hold final decision on whether to approve the Development Application made for the Middle Creek Energy Hub.



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.

The Project will now work closely with the Deputy Premier and the Department of State Development, Infrastructure and Planning in their assessment of the Project's DA.

The Project team has already completed a significant body of work to demonstrate that it complies with the updated version of the State Code 23, v 3.2 and is confident this assessment process by the Deputy Premier and the Department of State Development, Infrastructure and Planning will yield a positive outcome for the Project, the community and the state of Queensland.

As part of this process, the Project team will continue to work closely with the Western Downs Regional Council (WDRC) and local residents to address local concerns and ensure the project aligns with the WDRC's strategic objectives.

Indicative Project Timeline

2023 to 2026

2024 to 2026

2027 to 2030

2030 to 2065

At the end of the Project's life

Community and stakeholder engagement continues throughout the life of the Project
Early engagement activities focus on gaining feedback on the Project and its benefits



Initial concept design and preliminary investigations

Site selection, early engagement and preliminary studies commence.



Environmental planning and approvals

Apply for relevant approvals at Commonwealth, State and Council levels for the Project.



Construction and commissioning

Procurement and local supplier opportunities, grid connection, construction and commissioning of the wind farm.



Operation and maintenance

A wind farm is expected to have an operational life of up to 35 years.



Decommissioning and rehabilitation

At the end of the Project's life, the Project owner is responsible for decommissioning the site.

EPBC Referral (Federal Permitting Process)

In September 2024, the Middle Creek Energy Hub was referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The referral process assesses whether the Project is likely to have a significant impact on matters of national environmental significance and determines the level of assessment required.

The proposal was made publicly available for a 10-business-day consultation period in January 2025, allowing community members to review and provide feedback directly to the Department. Following its review, DCCEEW determined that the Project is a 'controlled action' requiring assessment through a Public Environment Report (PER). A copy of the decision notice is available on the [EPBC Public Portal](#) for those interested in reviewing the determination in full.

Submission of a Public Environment Report is an additional formal process to confirm and build upon the extensive avoidance, mitigation and engagement measures already embedded in the Project's design. This assessment will provide another opportunity to validate these efforts and address remaining key environmental matters through further studies and transparent reporting.

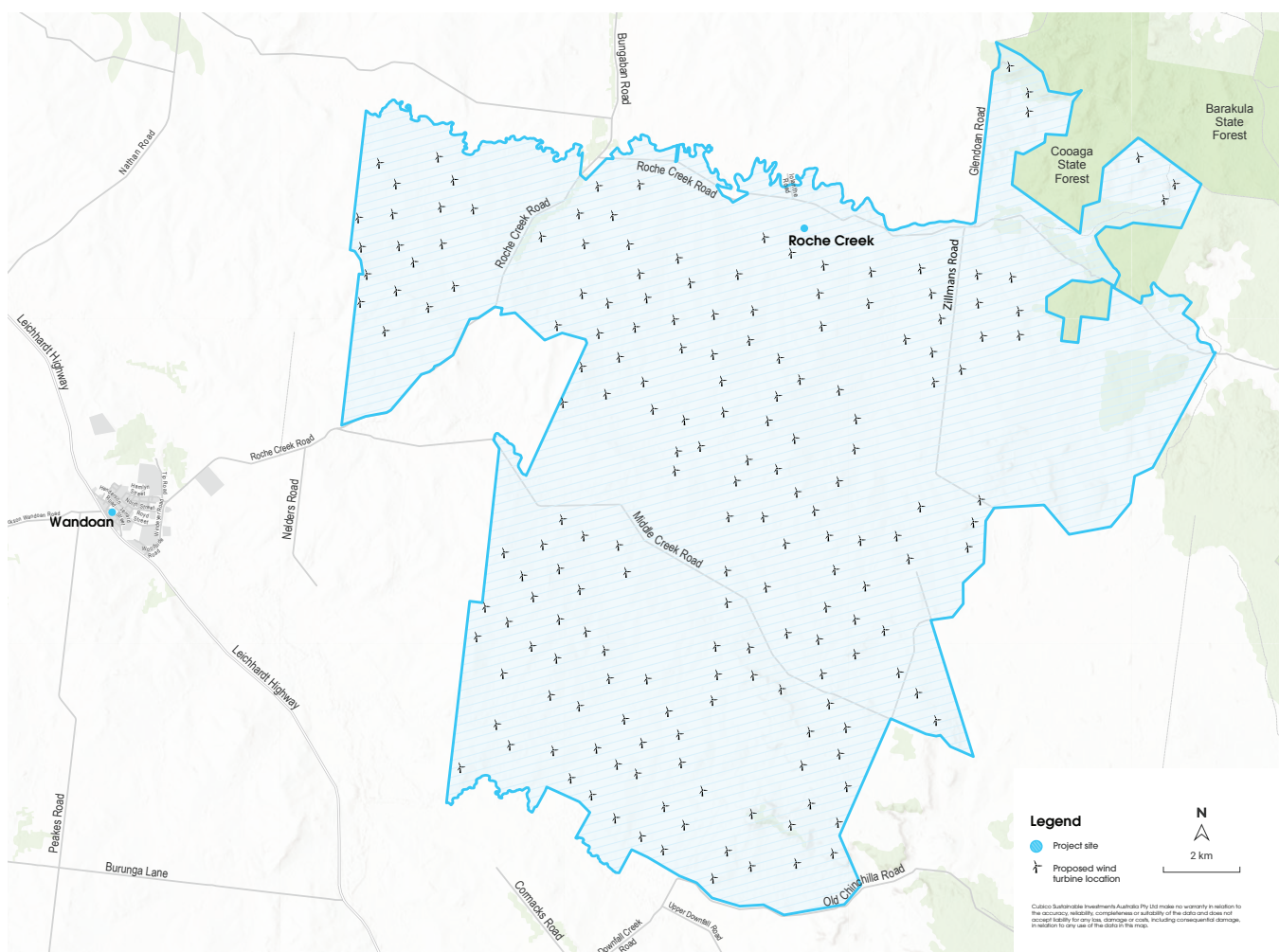
Final guidelines for preparing the PER were issued by DCCEEW on 28 May 2025, following a draft guideline consultation period in April 2025. The Project is now progressing with the development of its PER in accordance with the finalised guidelines issued by DCCEEW.

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, new access tracks will be aligned in consultation 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 remains 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.

Our engagement activities for the Middle Creek Energy Hub include:

- Near-neighbour meetings and one-on-one meetings
- Community surveys
- Pop-up stalls
- Online webinars
- Support of community events
- Community information sessions
- Updates via our Project website
- Phone calls

On Ground Engagement – April 2025

April Pop-ups

We were pleased to connect with members of the Wandoan community through two pop-up community information sessions hosted by the Project team – first at the café, then at the Memorial Hall. A big thank you to everyone who came along and contributed to productive conversations about project planning, future works, and opportunities for ongoing benefit sharing.

Beyond the formal sessions, we appreciated the positive and genuine discussions we had around the town with community members, the local school and the Wandoan Community and Industry Association. It's always a privilege to connect with the people who make this community what it is. We're already looking forward to being back in September!

1:1 Neighbour meetings

We understand that sometimes a personal conversation is the best way to address specific questions or concerns. That's why we have been taking the time to meet with neighbours 1:1, and will continue to offer these opportunities. Please reach out to the Project team if you would like to arrange a time to talk.



There's nothing like a country show!

The Cubico project team felt truly honoured to support and attend the 2025 Wandoan Show as part of our commitment to meaningful community benefit sharing in the region.

It was a privilege to contribute towards the children's entertainment quarter and to help refurbish the Willacy Pavilion floor – creating a vibrant space to showcase the outstanding local art and photography that so beautifully reflects the spirit of Wandoan. From cheering on the woodchop and tractor pull, to enjoying the incredible submissions in the art, photography, baking, and livestock displays, it was a joy to witness the pride and talent of the community firsthand. We were also grateful to be invited to the Farmers' Dinner, where we were inspired by the dedication and warmth of everyone involved.

Being part of the Show's set-up and celebration was a memorable experience – Wandoan continues to inspire us and make us feel proud to be a part of supporting the region.



Photo: Refurbished Willacy Pavilion floor



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.

Join us for the following events:

Dalby Country Markets

13 July 2025

We will be attending the Dalby Country Markets, on Sunday 13 July at Anderson Park – we look forward to seeing you there.

Dalby Delicious and Delightful Festival

22 - 23 August 2025

Cubico is proud to support this fantastic local event and looks forward to engaging with residents throughout the weekend.

Community Information Sessions

September 2025

The final date will be confirmed and advertised shortly. We encourage community members to attend and learn more about the Middle Creek Energy Hub.

Wandoan Camel Races

11 October 2025

We're excited to return as a major sponsor of this much-loved event and look forward to connecting with the community on the day.



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.



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

If you're interested in being involved and staying up to date on the Middle Creek Energy Hub project, please contact us at:

Phone: **1800 282 426**

Email: middlecreek@cubicoinvest.com

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