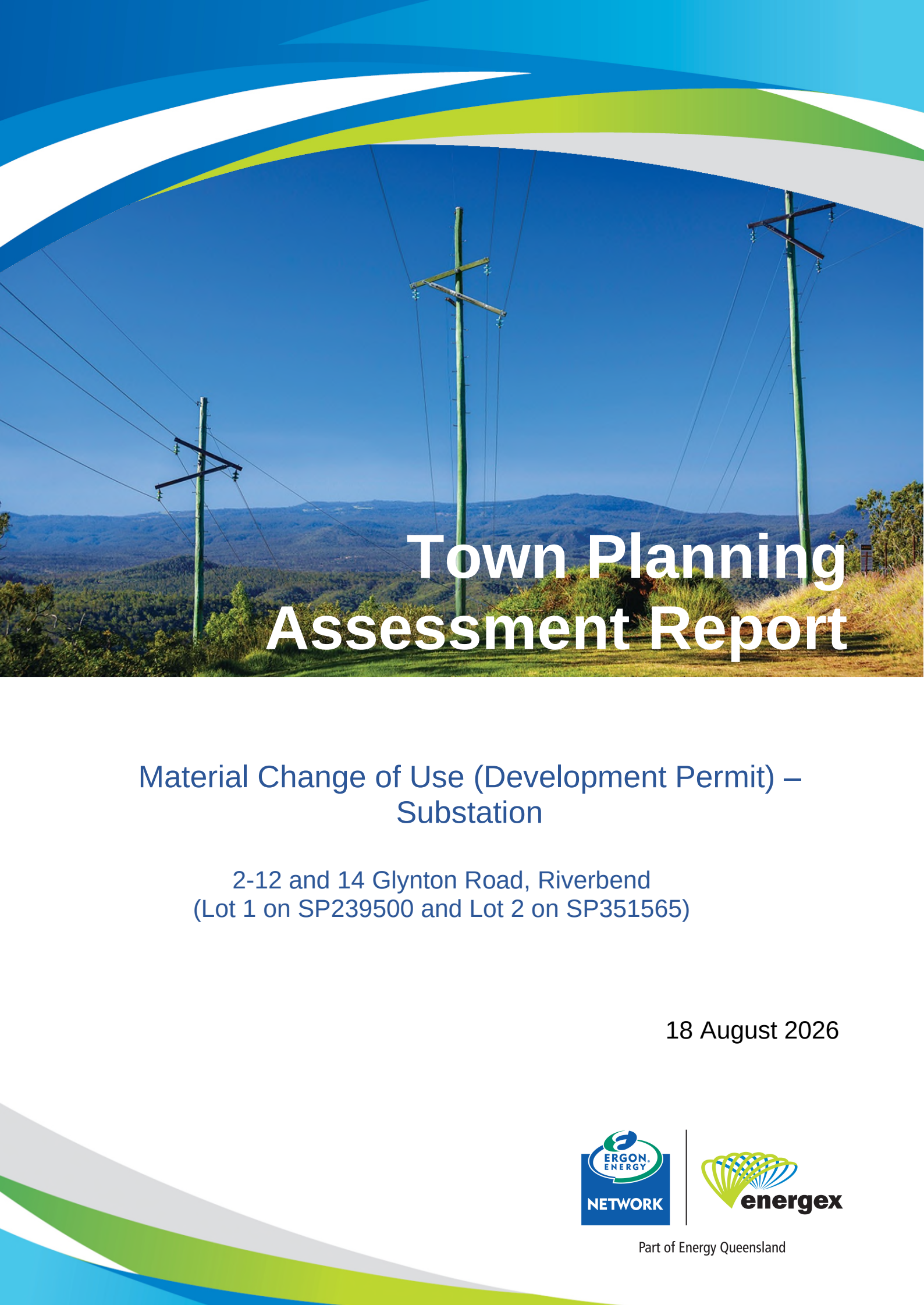




Town Planning Assessment Report

Material Change of Use (Development Permit) –
Substation

2-12 and 14 Glynton Road, Riverbend
(Lot 1 on SP239500 and Lot 2 on SP351565)

18 August 2026



Part of Energy Queensland

DOCUMENT CONTROL

Document Details	
Purpose	Jimboomba West Substation
Address	2-12 and 14 Glynton Road, Riverbend (Lot 1 on SP239500 and Lot 2 on SP351565)

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Issue	Date	Author
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EXECUTIVE SUMMARY

Energex Limited has prepared this Development Application seeking a Development Permit for a Material Change of Use to facilitate the future Jimboomba West Substation located at 2-12 and 14 Glynton Road, Riverbend, formally described as Lot 1 on SP239500 and Lot 2 on SP351565.

This application is supported by a town planning assessment that considers the relevant provisions of the Logan Planning Scheme 2015 (version 9.2) and other applicable assessment benchmarks. The subject site is located within the Rural Residential Zone (Park Living Precinct), where a Material Change of Use for a Substation is identified as Impact Assessable development.

The proposed Jimboomba West Substation is a critical piece of electricity infrastructure required to support the continued growth of southern Logan and the broader Greater Flagstone growth corridor. The development is needed to increase network capacity, maintain electricity supply reliability, support major residential and employment growth, and enable the timely connection of emerging industrial, commercial and infrastructure projects.

The need for the substation is driven by a combination of long-term strategic growth, accelerated development commitments, statutory network planning obligations, and the practical limitations of the existing electricity distribution network. The substation will allow Energex to continue providing safe, reliable and efficient electricity supply to existing customers while also enabling future development in the Jimboomba locality.

Having regard to the demonstrated need for the development, its suitability for the site, and its consistency with the relevant strategic planning framework, the application is considered to warrant approval. Accordingly, it is recommended that the Development Application be approved, subject to reasonable and relevant conditions.

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1. APPLICATION SUMMARY

Table 1 – Site Details	
Site Address	2-12 and 14 Glynton Road, Riverbend
Real Property Description	Lot 1 on SP239500 and Lot 2 on SP351565
Total Site Area	20,120m ² (2.012 ha)
Local Government Area	Logan City Council
Planning Scheme (Version)	Logan Planning Scheme 2015 (Version 9.2)
Zone (Precinct)	Rural Residential Zone (Park Living Precinct)
Overlays	- OM-02.01 – Primary vegetation management area - OM-02.01 – Secondary vegetation management area - OM-02.02 – Biodiversity corridor - OM-02.03 – Locally significant remnant vegetation area - OM-02.04 – Local and state environmental significance - OM-03.01 – Bushfire hazard – Medium potential - OM-03.01 – Bushfire hazard – Potential impact buffer - OM-05.04 – Flood investigation area - OM-08.01 – Landslide $\geq 15\%$ slope - OM-10.00 – Residential overlay - OM-12.00 – Transport noise corridor – Local government road - OM-14.01 – Minor waterway

Table 2 – Aspects of Development				
	MCU	ROL	OPW	BW
Approval Sought	Development Permit	N/A	N/A	N/A
Category of Assessment	Impact	N/A	N/A	N/A

Table 3 – Applicant Details	
Applicant	Energex Limited
Contact	Harriet Veal (A/ Senior Town Planner) Email: harriet.veal@energyq.com.au Ph: 0427 293 604

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2. SITE OVERVIEW

2.1 Site Description

The subject site comprises 2-12 and 14 Glynton Road, Riverbend, formally described as Lot 1 on SP239500 and Lot 2 on SP351565. The site has an area of 20,120m² (2.012ha) and is currently vacant.

The land generally falls from south to north, with elevations decreasing from approximately 43m RL to 36m RL. The site has a frontage of approximately 120m to Teviot Road (Council urban arterial road) and approximately 153m of frontage to Glynton Road (Council rural arterial road).

Land adjoining the site to the east and south and to the north of Teviot Road is zoned Rural Residential under the Logan Planning Scheme 2015 and is developed predominantly with dwelling houses and associated outbuildings.

To the west, across Glynton Road, land at 1-17 Glynton Road contains an approved telecommunications facility (Council Reference: MCUI/46/2023). Land to the south-west forms part of the Greater Flagstone Priority Development Area (PDA).

The site is not affected by any registered easements and is not listed on the Environmental Management Register (EMR) or Contaminated Land Register (CLR).

The site is located within the water service catchment area with existing water infrastructure located within vicinity. The site is outside of the sewerage service catchment area. Accordingly, the proposed development will be serviced by an onsite wastewater treatment and disposal system.



Figure 1 – Location of subject site (Source: QLD Globe)

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2.2 Approval Site History

A Development Permit for Reconfiguring a Lot was originally issued by Logan City Council on 2 November 2009 (Council Reference: COM/47/2008). Subsequently, a Change Application was approved on 1 October 2010 (Council Reference: COM/47/2008/A). The approval permitted a four-lot rural residential subdivision, which has since been completed and formally registered. The subject land comprises Lots 1 and 2 created under this approval.

The original approval established building envelope areas on Lots 1 and 2 to accommodate future development (refer Figure 2). Pursuant to Table 5.10.2.1.3 of the Logan Planning Scheme 2015, clearing of native vegetation located wholly within an approved building envelope is classified as accepted development and does not require further planning approval.

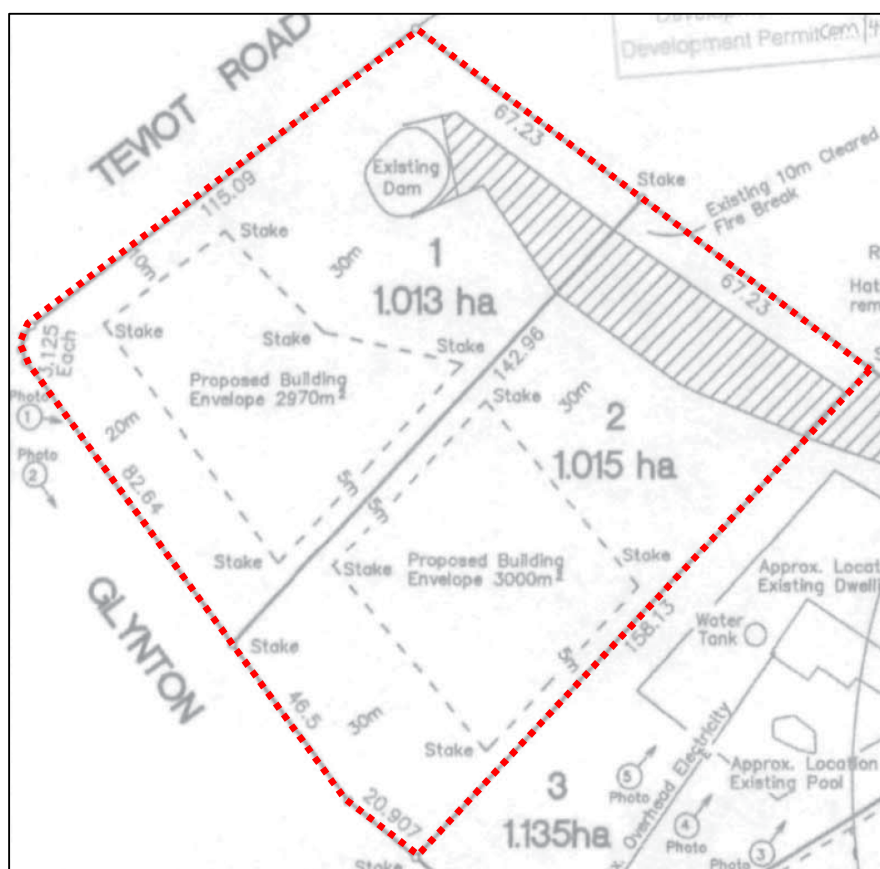


Figure 2 – Approved Building Location Envelopes (Council ref. COM/47/2008)

2.5 Environment

The site comprises predominantly mown grassed areas with scattered vegetation throughout. A more densely vegetated area is located within the northeastern rear portion of the site and includes an existing dam within the northern corner.

The vegetated rear portion of the site is mapped under the State planning overlays as both Core Koala Habitat Area and Category B Regulated Vegetation. The Category B Regulated Vegetation comprises Endangered Regional Ecosystem (RE) 12.3.3 within the northern section of the site and Of Concern RE 12.9-10.7 within the eastern corner.

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As detailed in the Ecological Assessment Report (Appendix 7), the vegetation within the rear portion of the site consists primarily of non-native groundcover species, with remnant native canopy trees and a limited native understorey. The understorey layer is substantially degraded due to the prevalence of introduced lantana (*Lantana camara*), which dominates the vegetation structure. The remnant native canopy includes species such as Forest Red Gum (*Eucalyptus tereticornis*), Narrow-leaved Ironbark (*Eucalyptus crebra*), Moreton Bay Ash (*Corymbia tessellaris*) and Smooth-barked Apple (*Angophora costata*).

The site is wholly affected by Logan City Council's Biodiversity Areas Overlay, being mapped as Secondary Vegetation Management Area, Biodiversity Corridor, and Matters of Local Environmental Significance (MLES). In addition, the vegetated rear portion of the site is identified as Primary Vegetation Management Area, Locally Significant Remnant Vegetation Area, and Matters of State Environmental Significance (MSES). These environmental values are generally confined to the northern and northeastern sections of the site, corresponding with the areas of remnant vegetation.

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3. DEVELOPMENT PROPOSAL

3.1 Council Prelodgement Discussions

Energex has engaged with Logan City Council regarding the suitability of the subject site for a future electricity substation on two occasions, being in 2012 during the initial site selection process and again in 2026 during preparation of the current development application. Whilst the planning framework has evolved over this period, the site's fundamental planning and environmental context has remained largely unchanged, with the land continuing to be located within a rural residential planning designation and affected by environmental overlay mapping.

- **2012 Pre-lodgement Advice**

During the pre-lodgement meeting held on 30 May 2012 (PLM/89/2012), Council did not identify any strategic planning, environmental or land use constraints that would preclude the establishment of a substation on the site. Council's advice focussed on matters to be addressed through detailed design and development assessment, including:

- Vegetation removal and offset requirements associated with mapped vegetation and riparian values;
- Landscape buffering and setbacks to reduce visual impacts;
- Visual amenity and reverse amenity considerations;
- Water supply, firefighting infrastructure and onsite wastewater disposal;
- Acoustic and bushfire management; and
- Access and manoeuvring arrangements for maintenance vehicles.

Importantly, Council's advice acknowledged that environmental impacts associated with the development could be appropriately managed through offsets and supporting technical assessments.

- **2026 Pre-lodgement Advice**

At a subsequent meeting on 30 July 2026, Council officers noted the strategic importance of the Biodiversity Corridor mapped over the site and emphasised the need for the development application to demonstrate compliance with the relevant Performance Outcome under the Biodiversity Areas Overlay Code. In particular, Council identified a range of measures aimed at enhancing ecological outcomes, including:

- Habitat enhancement initiatives, such as the reuse of cleared vegetation for habitat logs;
- Rehabilitation planting and landscaping of degraded areas to achieve a net ecological benefit; and
- Fencing treatments that maintain fauna movement while meeting operational security requirements.

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Unlike the 2012 discussions, the ecological focus of Council's advice in 2026 placed greater emphasis on biodiversity rehabilitation and replanting.

Notwithstanding the differing emphasis in Council's advice, it is important to note that the ecological attributes of the site have not materially changed since the original site selection process. The Ecological Assessment prepared by Range Environmental (Appendix 7) confirms that the site contains mature koala habitat trees and vegetation suitable for opportunistic use by koalas. However, the habitat values present are substantially constrained by fragmentation and the prevalence of dense lantana infestations, which reduce the quality and functionality of available habitat.

Furthermore, while the site itself has remained largely unchanged, the broader landscape has become increasingly fragmented over time as a result of surrounding residential development and upgrades to the local road network. As such, ecological connectivity within the locality is likely to have diminished since 2012 despite the introduction of additional biodiversity corridor mapping.

Accordingly, while Council's ecological advice in 2026 places greater emphasis on biodiversity rehabilitation and replanting measures than that provided in 2012, the underlying environmental characteristics of the site remain broadly comparable. The current development application responds directly to Council's contemporary expectations through a range of ecological mitigation and enhancement measures, including the retention of vegetation wherever practicable, rehabilitation planting, installation of nest boxes, habitat enhancement initiatives and fencing design that maintains fauna movement opportunities. These measures seek not only to mitigate impacts but to improve ecological outcomes relative to the existing degraded condition of the site.

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3.2 Demand Drivers and Network Need for the Proposed Jimboomba West Substation

Introduction

The proposed Jimboomba West Substation is a critical piece of electricity infrastructure required to support the continued growth of southern Logan and the broader Greater Flagstone growth corridor. The development is needed to increase network capacity, maintain electricity supply reliability, support major residential and employment growth, and enable the timely connection of emerging industrial, commercial and infrastructure projects.

The need for the substation is driven by a combination of long-term strategic growth, accelerated development commitments, statutory network planning obligations, and the practical limitations of the existing electricity distribution network. The substation will allow Energex to continue providing safe, reliable and efficient electricity supply to existing customers while also enabling future development in the Jimboomba locality.

The following sets out the relevant electricity network context, Energex's role as a Distribution Network Service Provider, the existing supply arrangements within the area, the demand drivers supporting the proposal, the network solutions considered, and the site selection and acquisition process that informed the identification of the proposed site.

The fundamentals of the electricity network in Queensland

Queensland's electricity system is structured around three core functions: generation, transmission and distribution. Electricity is produced by a range of generation sources, including conventional power stations and renewable energy facilities. Once generated, electricity is transferred into the high-voltage transmission network, which transports electricity over long distances to major demand areas. From there, electricity is transferred into distribution networks, where it is progressively reduced in voltage and supplied to homes, businesses, industry, essential services and community infrastructure.

The electricity network operates as an interconnected system, with each part performing a distinct role. The transmission network is designed to move large volumes of electricity efficiently over long distances at high voltages. The distribution network then carries electricity at lower voltages through local substations, feeders, overhead lines, underground cables and transformers to end users.

The planning, operation and development of electricity networks in Queensland is governed by the broader National Electricity Market framework and the National Electricity Rules. The National Electricity Rules establish the regulatory framework for the operation of the electricity market, the economic regulation of transmission and distribution networks, power system security, customer connections, and network planning and expansion. They have the force of law and apply in Queensland as part of the National Electricity Market framework.

A key purpose of this framework is to ensure that electricity networks are planned, operated and expanded in a way that maintains safe, secure and reliable supply. This includes ensuring that network infrastructure has sufficient capacity to meet forecast demand, accommodate new customer connections, respond to changing patterns of electricity use, and maintain supply during both normal operating conditions and credible contingency events.

In practical terms, electricity is transferred through the network in the following sequence:

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- Generation

Electricity is produced by conventional and renewable generation sources.

- Transmission

Electricity is transported at high voltages over long distances from generation sources to major load centres.

- Bulk Supply Substations

Electricity is received from the transmission network and transformed to lower sub-transmission voltages.

- Zone Substations

Electricity is further transformed to distribution voltages for supply to local areas.

- Distribution Feeders and Transformers

Electricity is delivered through local distribution networks, with transformers reducing voltage to levels suitable for customer use.

Substations are fundamental elements of this system because they allow electricity to be transferred between different voltage levels and distributed efficiently across the network. Their location and capacity directly influence the reliability, efficiency and serviceability of electricity supply. For this reason, network planning generally seeks to locate substations close to forecast load centres, reducing electrical losses, supporting voltage performance, limiting the need for additional feeder infrastructure, and maintaining reliable supply for existing and future customers.

Energex's role within the Electricity network

Within this electricity supply chain, Energex is responsible for the distribution component of the network in South East Queensland. As a distribution Network Service Provider Energex is responsible for planning, developing, operating and maintaining the lower-voltage electricity distribution network that delivers electricity from the transmission system to customers

Energex's distribution network comprises a hierarchy of electrical infrastructure that progressively transforms electricity from higher transmission voltages to lower voltages suitable for local supply and customer use.

Bulk supply substations receive electricity from the transmission network, typically at 110 kV or 132 kV, and transform it to sub-transmission voltages, commonly 33 kV, for supply to zone substations. Zone substations then further reduce the voltage, typically to 11 kV, for distribution through the local network.

Electricity is then delivered to customers through overhead and underground distribution assets, with pole-mounted and pad-mounted transformers further reducing voltage to levels suitable for end-user consumption. This network hierarchy enables the safe and reliable transfer of electricity from the transmission network to homes, businesses and other customers.

Responsibilities as a Distribution Network Service Provider under the Electricity Act and National Electricity Rules (NER)

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Energex holds a distribution authority under the Electricity Act 1994, which authorises it to supply electricity through its distribution network within its designated supply area. As a Distribution Network Service Provider, Energex is responsible for planning, developing, operating and maintaining the electricity distribution network in a manner that supports the safe, secure and reliable supply of electricity to customers.

The standards applying to the reliability and performance of the distribution network are governed by Energex's Distribution Authority, Queensland electricity legislation and the National Electricity Rules (NER). The NER form part of the National Electricity Market framework and establish requirements for the operation, planning and economic regulation of transmission and distribution networks, including network planning, customer connections, system security and reliability obligations.

In practical terms, these obligations require Energex to plan and operate its network so that sufficient capacity is available to meet existing and forecast electricity demand. This includes ensuring that substations, feeders, transformers and associated network infrastructure are capable of supplying forecast peak demand, while also maintaining capacity to respond to equipment outages, maintenance activities, contingency events and changes in customer demand.

Network reliability is generally reflected in the ability of the distribution network to maintain supply to customers with minimal interruptions. This includes both the frequency and duration of outages, as well as the capacity of the network to continue operating safely and reliably under normal operating conditions and during credible contingency events. Maintaining reliability therefore requires Energex to identify emerging network constraints, plan for growth and ensure that the network has sufficient capacity, flexibility and resilience to support existing and future customers.

Under the NER, Network Service Providers are also required to apply planning, design and operating criteria to the networks they own, operate or control. These requirements include matters such as power transfer capability, quality of supply and technical connection standards, which are intended to ensure that network services are provided safely, efficiently and reliably.

Where a future network limitation or constraint is identified, Energex is required to assess the most efficient means of addressing that need. This may involve considering traditional network augmentation, such as new substations, feeders or transformers, as well as non-network alternatives such as demand management or other technical solutions. The purpose of this assessment is to ensure that investment is prudent, efficient and capable of maintaining required service standards for customers.

Accordingly, Energex's responsibilities as a Distribution Network Service Provider include ensuring that:

- sufficient network and transformer capacity is available to meet forecast peak demand;
- the distribution network can operate safely and reliably;
- new and modified customer connections can be accommodated;
- network infrastructure can support population, employment and economic growth;
- supply interruptions are minimised where practicable;
- emerging network constraints are identified and addressed in advance;
- network investment is planned and delivered efficiently; and

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- technical and economic considerations are assessed when determining appropriate network solutions.

In the context of Jimboomba West, these obligations are directly relevant. The Greater Flagstone and Jimboomba growth corridor is transitioning from a predominantly rural and rural residential area to an urban growth area accommodating new residential communities, employment areas, infrastructure corridors and major customer connections. Energex is therefore required to plan ahead for forecast demand, rather than respond only once network constraints occur. The proposed Jimboomba West Substation forms part of this forward-planned network response, intended to provide the capacity, reliability and serviceability required to support existing customers and the substantial future growth anticipated in the area.

The existing network within the supply area

The communities of Jimboomba, Jimboomba West and Flagstone are currently supplied by Jimboomba zone substation and North Maclean zone substation under the Jimboomba bulk supply area.

The Jimboomba Bulk Supply Substation (SSJBB) is supplied by overhead 110 kV feeders extending from Powerlink's Loganlea SSH22 Substation. It forms a key part of the local electricity network by transforming electricity from 110 kV to 33 kV for supply to the Jimboomba, North Maclean and Logan Village zone substations via 33 kV feeders. Collectively, this part of the network provides electricity to approximately 22,900 predominately residential customers across the North Maclean, Lyons, Cedar Grove, Munruben and Undullah areas.

Within this network:

- the Jimboomba Zone Substation supplies approximately 8,100 customers;
- the North Maclean Zone Substation supplies approximately 8,900 customers; and
- the Logan Village Zone Substation supplies approximately 6,000 customers, including a significant proportion of commercial and business users.

Together, these substations provide an interconnected network that supports residential, commercial, rural residential, community and emerging industrial uses across southern Logan.

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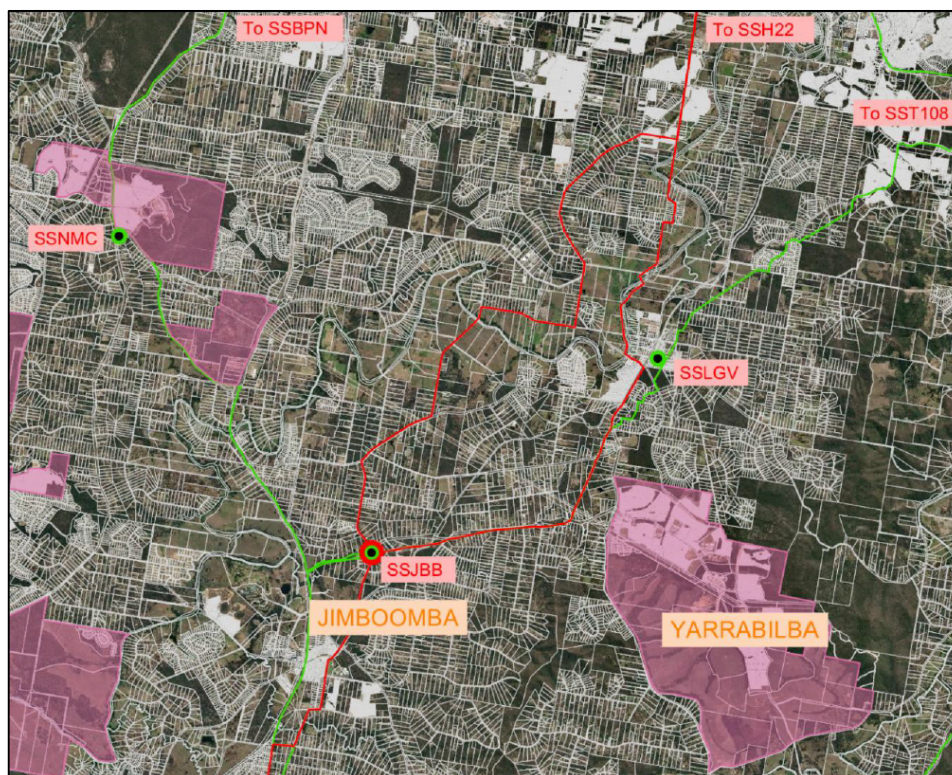


Figure 3 – Existing Network within the Supply Area

Demand drivers and timings

Continued population growth and urban development within southern Logan, together with increasing demand from major infrastructure projects and emerging employment areas, have placed increasing pressure on the Jimboomba supply network.

A key driver of this growth is the Greater Flagstone Priority Development Area (PDA), which was declared in 2010 and is expected to be developed over the next 30 to 40 years. At full development, the PDA is anticipated to accommodate approximately 51,500 dwellings and a population of up to 138,000 people. Growth associated with the PDA has also driven demand for supporting infrastructure, including major water and wastewater facilities and other large customer connections within the immediate area.

As outlined above, Energex is required to maintain compliance with regulatory obligations relating to network reliability and performance under its Distribution Authority and the National Electricity Rules (NER). To meet these obligations, network augmentation works must be undertaken ahead of capacity constraints arising on the existing network, ensuring sufficient capacity is available to accommodate forecast demand while maintaining the required standards of electricity supply.

Network planning studies undertaken by Energex in 2011 identified that forecast long-term growth associated with the greater Jimboomba area would exceed the practical capacity of the existing 11 kV and 33 kV network supplied from the Jimboomba and North Maclean zone substations. These limitations were associated with available transformer capacity, feeder carrying capacity, and the ability of the existing network to support efficient feeder extensions capable of maintaining reliable supply, voltage performance and adequate capacity to future load centres. Accordingly, the studies concluded that an additional zone substation, together with associated network infrastructure, would be required by 2039 to support the area's future electricity needs.

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Queensland Government investment initiatives aimed at promoting economic growth, export capability and private sector investment have contributed to increased demand for electricity supply from major development projects within the supply area, many of which are required to be operational by July 2028. Subsequent commitments from major industrial, commercial and utility developments within the Jimboomba supply area have brought forward the need for additional network capacity. This growth is increasing demand on the existing Jimboomba network and reducing the available backup capacity needed to maintain supply during faults, outages or maintenance events. As the network approaches its reliable operating limits, augmentation is required to address the forecast capacity constraint, maintain required reliability standards, and support the timely delivery of residential, employment and infrastructure growth across the Jimboomba and Greater Flagstone corridor.

Without appropriate augmentation works, Energex's existing network would be unable to maintain its service and reliability obligations required under its Distribution Authority.

Network solutions analysis

In assessing the most efficient solution to address the identified network constraints, Energex considered a range of technically feasible network and non-network alternatives capable of meeting forecast demand within the required timeframe. This assessment formed part of Energex's obligations to identify a prudent and cost-effective investment that would maintain network reliability and service standards while supporting future growth within the region.

Energex investigated a staged network augmentation approach. Under this option, the existing Jimboomba Bulk Supply Substation would be upgraded as an interim measure through the installation of a third 33/11kV transformer and the establishment of additional 11kV feeders to service the Flagstone growth area. The proposed Jimboomba West Substation would then be delivered as a second stage by approximately 2039 to accommodate longer-term demand growth.

Subsequent increases in forecast electricity demand, driven by accelerated residential growth and commitments from major industrial, commercial and public utility developments within the region, demonstrated that the staged approach would no longer provide a viable long-term solution. Continued reliance on the existing Jimboomba and North Maclean substations would not adequately address the long-term supply task with practical limitations including:

- insufficient spare capacity to accommodate forecast growth;
- increased loading on existing transformers and feeders;
- reduced ability to transfer load during outages;
- longer feeder lengths to future growth areas;
- increased electrical losses;
- potential voltage performance issues;
- reduced network flexibility;
- higher risk of connection delays for major customers; and
- limited resilience during planned and unplanned outages

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Deferring the delivery of the Jimboomba West Substation was determined to be neither technically nor economically efficient.

To meet the accelerated growth forecast and maintain compliance with applicable service standards, Energex identified the need to bring forward key network infrastructure investments within the Jimboomba area. This includes both the augmentation of the existing Jimboomba Bulk Supply Substation (separate development application has been lodged with Logan City Council) and the establishment of the proposed Jimboomba West Zone Substation.

The preferred network solution involves the delivery of a new 33/11kV Jimboomba West Zone Substation to provide additional network capacity and improve supply reliability across the southern Logan growth corridor. The substation will be integrated into the existing electricity network through connections to the established 33kV and 11kV distribution systems and will support a broader reconfiguration of the surrounding feeder network. This will enable the transfer of electrical load from the existing Jimboomba and North Maclean Zone Substations, creating additional capacity within the network to accommodate future residential, commercial and industrial development while maintaining a safe, reliable and resilient electricity supply.

Site selection and acquisition

Following the completion of network needs assessments and options analysis in 2011, Energex undertook a detailed site selection process for a future new substation within a defined search area. This search area was defined along Teviot Road, extending from Payne Road to a location south of Glynton Road. The search area was principally identified in response to key network planning requirements, including proximity to forecast load centres and ability to establish practical connections to existing 33 kV network infrastructure. These factors are considered critical to optimising network performance by minimising unnecessary feeder extensions, reducing electrical losses, maintaining capacity and voltage performance, and improving the network's ability to respond to future demand growth and contingency events.

Having regard to these requirements, five potential sites were identified and assessed as part of the site selection process. Given the greenfield nature of the surrounding area and the need to locate the infrastructure near the projected load centre, all candidate sites were subsequently located within the Rural Residential Zone. This is a common outcome in strategic electricity network planning, where future infrastructure requirements often precede urban development and associated zoning changes.

Five potential sites were identified for further consideration within the Teviot Road search area, with their shortlisting informed by high level considerations including available land area, road frontage and access opportunities, proximity to existing network, surrounding land activities and market availability. Given the greenfield and rural residential character of the locality at the time, all candidate sites were located within the Rural Residential Zone. This is not unusual in long-term infrastructure planning, particularly where future urban growth is expected but has not yet been fully reflected in local zoning outcomes.

Each of the shortlisted sites were subject to a detailed assessed against a broader range of technical, environmental and planning criteria, including:

- proximity to existing 33kV network infrastructure;
- proximity to the forecast load centre;
- land size and configuration;

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- road frontage and access;
- constructability;
- topography;
- ability to accommodate substation equipment and setbacks;
- vegetation and ecological constraints;
- waterway and drainage considerations;
- flooding and overland flow risk;
- compatibility with surrounding land uses;
- visual amenity;
- noise and lighting considerations;
- ability to provide landscaping and screening;
- future interface with urban development;
- availability of services;
- land tenure and acquisition feasibility; and
- long-term operational efficiency.

The assessment concluded that the subject site represented the preferred option from both a network and land use planning perspective. The preferred site was considered suitable as it offered:

- close proximity to existing 33kV distribution infrastructure;
- suitable site dimensions/ area and shape;
- an established approved development envelope;
- comparatively limited environmental constraints;
- flexibility to manage interfaces with adjoining land uses;
- capacity to support landscaping, setbacks and visual mitigation;
- practical access opportunities with dual frontage to support feeder distribution; and
- an efficient location relative to the forecast load centre.

These characteristics made the site well suited to the establishment of a new zone substation and support its integration within both the existing locality and the planned future urban structure of the area.

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Prior to acquiring the land, Energex met with Logan City Council on 30 May 2012 to obtain preliminary planning advice regarding the suitability of the site for future electricity infrastructure. Council identified a number of matters that would require consideration through any future development application, including vegetation management, waterway buffers, site access, landscaping, visual amenity, noise, lighting and supporting technical assessments. Importantly, Council did not identify any strategic planning, land use compatibility or environmental issues that would preclude the establishment of a substation on the site. Rather, Council's advice focused on ensuring that these matters were appropriately addressed through detailed design and the development assessment process.

The outcomes of the site selection assessment and pre-lodgement investigations provided confidence in the suitability of the subject land for future electricity infrastructure and informed Energex's subsequent acquisition of the site as part of its long-term network planning strategy.

3.3 Proposal

The development proposes to establish a new 33/11kV Zone Substation to increase network capacity and support the growing electricity demands of the surrounding area.

The proposed works include:

- Construction of two (2) modular switchgear/control buildings, each with a maximum height of 7.56 metres, together with two (2) 25 MVA 33/11kV transformers and staff amenities building, comprising a total site cover of approximately 335m²;
- Construction of a substation compound, including internal vehicle manoeuvring areas, with a total impervious area of approximately 3,058m²;
- Installation of new underground 11kV and 33kV electrical cabling from the Teviot Road boundary;
- Installation of six (6) lightning protection masts with maximum heights of 16.7 metres;
- Installation of security fencing and lighting associated with the substation compound;
- Construction of one (1) new vehicle crossover to Glynton Road;
- Installation of an on-site wastewater treatment and effluent disposal system;
- Establishment of landscape screening along the northern, southern and western boundaries of the substation compound, comprising approximately 1,076m² of landscaping; and
- Retention of 480 native trees, removal of 69 native trees, and implementation of compensatory rehabilitation measures, including the planting of 153 native trees and installation of 20 nest boxes.

The key components of the proposed development are explored below.

Non-Assessable components of development

Schedule 6 of the Planning Regulation 2017 limits the extent to which a local categorising instrument may prescribe certain electricity infrastructure works as assessable development. Specifically, section 26(5) provides that development for a supply network operating at standard voltages up to and including 66kV must not be made assessable development.

The proposed development includes the installation of new underground 11kV and 33kV electrical cables that will connect the proposed substation to the existing 33kV feeders, currently energised at 11kV, originating from the Jimboomba Bulk Substation. Accordingly, having regard to Schedule 6, section 26(5)

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of the Planning Regulation 2017, the proposed underground 11kV and 33kV cabling extending from Teviot Road to the proposed substation does not constitute assessable development and is therefore excluded from the scope of this assessment.

Substation operations

The substation will operate as a remotely monitored and controlled electricity infrastructure facility, with no permanent on-site staffing, regular occupancy, or day-to-day operational activities. Routine access to the site will be limited to periodic maintenance, asset inspections, and occasional fault response activities, reflecting the largely unmanned nature of the use.

Built form

The proposed development incorporates two switchgear/control buildings with a maximum height of 7.56 metres. The buildings have been designed to maintain a scale that is compatible with the surrounding rural residential environment, which is characterised by low-density development and a predominately vegetated landscape.

The buildings adopt a modular design and will be finished in metal cladding with a subdued colour palette selected to minimise visual contrast and integrate with the surrounding bushland setting. The form and appearance of the buildings is also consistent with the ancillary structures commonly found within the locality, including rural sheds and detached garages.

The layout has been designed to incorporate substantial setbacks from surrounding boundaries, including 18.5 metres from the Glynton Road frontage, 58.6 metres from the Teviot Road frontage, and between 42.5 and 59.3 metres from side boundaries. These setbacks appropriately balance the operational and safety requirements of the infrastructure while minimising the extent of vegetation clearing required to facilitate the development.

No boundary fencing is proposed around the site, consistent with Council's recommendation to maintain opportunities for fauna movement. Security fencing is, however, necessary around the substation compound. The northern, eastern and southern boundaries of the compound will comprise 2.5 metre high Energex standard Coromesh fencing, which provides security and passive surveillance outcomes while maintaining a visually lightweight and unobtrusive appearance. Along the Glynton Road frontage, a timber paling fence will be attached to the security fencing to limit views into the compound from the access driveway and provide additional screening of transformers and associated equipment from the streetscape.

A pre-lodgement meeting was held with Council planning officers on 30 July 2026 to present the proposed elevations, renders and photomontages and obtain feedback on the visual integration of the development. In written correspondence dated 31 July 2026, Council officers advised that they were generally supportive of the proposal, noting that the landscape buffers, colour palette and built form appeared to integrate appropriately with the existing landscape and would maintain the bushland character and rural setting of the locality.

Further details of the proposed design are provided in the Proposal Plans contained in Appendix 2 and illustrated in Figures 4-6.

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Figure 4 – Render of the Proposed Built Form Viewed from Glynton Road



Figure 5 – Render of the Proposed Built Form Viewed from Teviot Road

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Figure 6 – Render of the Proposed Built Form Adjoining Southern Neighbour

Development Siting Analysis

As illustrated in Figure 7, Energex undertook a comprehensive site analysis to identify the most appropriate location for the substation footprint, having regard to environmental values, habitat connectivity, visual amenity, streetscape outcomes, zone intent and the protection of sensitive receptors. The final location was selected to avoid and minimise impacts on ecological features wherever practicable, including the retention of significant areas of existing vegetation, avoidance of higher value vegetation communities and the maintenance of key biodiversity corridor functions. By consolidating disturbance within a centralised development area of the approved building location envelopes, the proposal minimises habitat fragmentation and preserves ecological values across the broader site.

The proposed substation has also been strategically positioned to respond to the site's physical characteristics and surrounding context. The development is centrally located within the landholding, providing substantial separation from adjoining sensitive land uses and road frontages, including Glynton Road and Teviot Road. This siting approach reduces potential amenity impacts on nearby sensitive receptors, maintains a landscaped setting consistent with the locality, and ensures the infrastructure remains visually recessive within the broader landscape. Together, these measures demonstrate a balanced design outcome that appropriately responds to both the operational requirements of the substation and the environmental and amenity values of the site.

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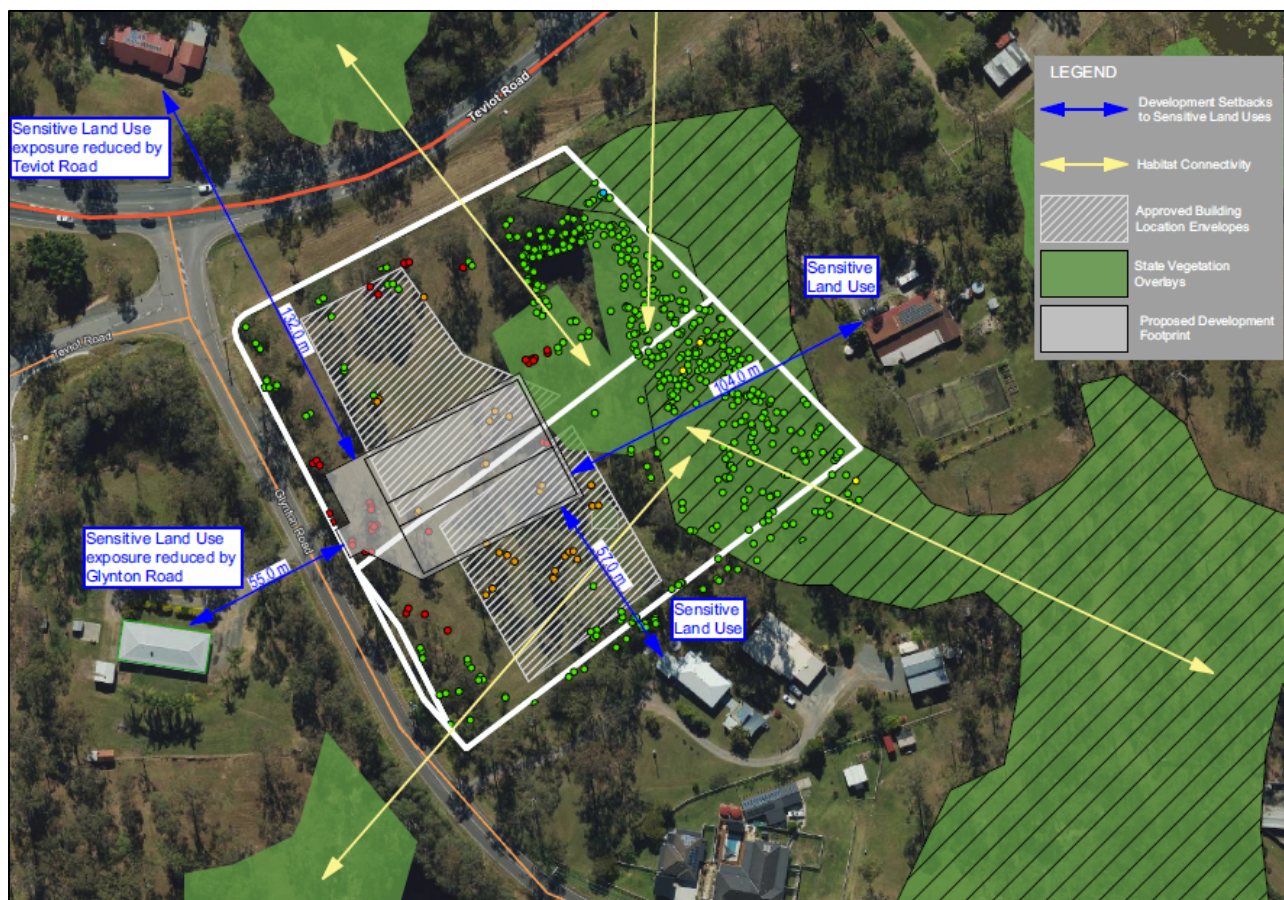


Figure 7 – Development Siting Analysis Plan

Lightning protection masts

The proposed development includes lightning protection masts with a maximum height of 16.7 metres. These masts are essential operational infrastructure designed to protect substation assets and ensure the safe and reliable operation of the electricity network by intercepting and dissipating lightning strikes.

In assessing the proposed mast height, it is noted that the Planning Regulation 2017 excludes certain structures, such as aerials, chimneys, flagpoles and load-bearing antennas, from the definition of building height. Consistent with Energex Limited's established approach across Queensland, lightning protection masts are appropriately characterised as specialised utility infrastructure rather than components of a building. Accordingly, the masts are not considered to contribute to building height and do not constitute a conflict with the applicable building height provisions of the planning scheme.

Notwithstanding this, the Visual Impact Assessment prepared by Insight Design and Assessment Services (Appendix 4) concludes that the lightning protection masts will not result in adverse visual impacts. The masts will be viewed against the backdrop of substantially taller retained vegetation and within the context of existing vertical infrastructure elements in the locality, ensuring their visual presence remains limited and unobtrusive.

Stormwater quantity and quality

A Stormwater Management Plan prepared by Hansen Engineering Group (Appendix 9) demonstrates that the proposed development complies with the stormwater quantity requirements of the Logan Planning Scheme and the *Queensland Urban Drainage Manual (QUDM)*.

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Key findings of the assessment include:

- Stormwater from the proposed substation site will continue to drain to the existing lawful point of discharge via the Teviot Road table drain;
- The development will increase the site's impervious area by approximately 0.322 hectares, resulting in only a minor increase in stormwater runoff;
- The predicted increase in peak stormwater discharge is negligible and is not expected to adversely affect existing drainage patterns, downstream infrastructure or surrounding properties;
- The proposed table drain surrounding the substation will slow the movement of stormwater across the site, resulting in an overall reduction in peak discharge compared to existing conditions, achieving the non-worsening requirement under the planning scheme; and
- The site is not affected by Logan City Council's mapped 1% AEP flood extent, with finished site levels providing in excess of the required flood immunity and freeboard requirements.

Stormwater quality treatment is not proposed as part of the development. While the development exceeds the State Planning Policy threshold of 2,500m² in site area, the resulting impervious area remains below the applicable 25% threshold that would trigger on-site stormwater quality treatment requirements.

Notwithstanding, Energex will install oil-water separation tanks to manage any potential oil spills associated with the electrical infrastructure. These measures provide a site-specific environmental safeguard and further minimise the risk of contaminants entering the stormwater system.

Water supply and wastewater services

The site is located within the serviced water supply catchment and is in proximity to existing reticulated water infrastructure. Hydraulics Services Concept Drawings prepared by JHA Services (Appendix 10) confirm that the proposed development will be connected to the reticulated water network via a water main within Glynton Road. Water supply will be provided through a new 25mm potable water service and meter located adjacent to the proposed staff amenities building.

The site is not located within the reticulated sewerage service catchment area. Consequently, wastewater generated by the development will be managed through an on-site wastewater treatment and disposal system. As detailed on the Hydraulics Services Concept Drawings, the system has been designed to service a loading of up to 10 equivalent persons (EP) and will comprise a sewer digestion tank with wastewater disposed of via a dedicated 20m² transpiration area located north of the substation compound.

Accordingly, the proposed development can be appropriately serviced with water supply and wastewater infrastructure.

Traffic and access

Access to the subject site will be provided via a new 10 m wide vehicle crossover from Glynton Road. As demonstrated by the swept path assessments contained within the Traffic Impact Statement prepared by Hansen Engineering Group (Appendix 11), the proposed internal access, parking and manoeuvring areas are capable of accommodating the minimum parking provision of one (1) space required under the

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Planning Scheme, as well as the largest design vehicle anticipated to access the site, being a Medium Rigid Vehicle (MRV).

The assessment confirms that sufficient turning and manoeuvring space is available within the site to enable vehicles to safely enter, circulate and exit in a forward direction, thereby promoting the safe and efficient operation of the development and minimising potential impacts on the surrounding road network.

The development will not result in a material increase in traffic generation beyond the temporary construction phase. The substation will operate as a remotely monitored and controlled facility, with no permanent staff, regular occupancy, or day-to-day operational activities occurring on-site.

Access to the site will be limited to periodic maintenance inspections, scheduled asset servicing, and occasional fault response activities. Consequently, vehicle movements associated with the ongoing operation of the facility will be infrequent and consistent with the site's existing operational characteristics.

Given its remote operation and limited access requirements, the development represents a low traffic-generating land use and will not adversely affect the safety, efficiency, or function of the surrounding road network.

Landscaping and visual amenity

A Visual Impact Assessment prepared by Insight Design and Assessment Services (Appendix 4) and a Landscape Concept Plan prepared by Dune St (Appendix 6) demonstrate that the proposed development will not result in adverse visual impacts.

As outlined in the Visual Impact Assessment, the primary consideration for infrastructure of this nature in this setting is its potential effect on the established and intended character of the locality as experienced from surrounding roads and adjoining properties. Owing to the scale, siting and separation distances of the proposed facility, the development will not result in any material impacts on visual amenity, including views, access to daylight or privacy.

This outcome is achieved through a combination of the following design measures:

- The buildings and infrastructure are setback substantial distances from property boundaries, including 18.5 metres from the Glynton Road frontage, 58.6 metres from the Teviot Road frontage and between 42.5 and 59.3 metres from side boundaries. These generous setbacks ensure the substation will not be a prominent element within the surrounding streetscape and will remain visually separate from neighbouring properties.
- A 5 metre wide landscape buffer will be established along the northern and southern boundaries of the compound and between the compound and Glynton Road (excluding the driveway access). As shown on the Landscape Concept Plan, the landscaping comprises a three-tiered planting design incorporating screening trees, shrubs and groundcovers, which will provide an effective and comprehensive visual screen around the compound once established.
- Additional screening will be provided through the retention of existing vegetation and proposed rehabilitation planting across the site. In particular, the mature vegetation to the rear of the development will continue to provide a substantial visual buffer to the adjoining residence to the east. Collectively, the retained and proposed vegetation will maintain the site's contribution to the vegetated character of the locality.
- Timber paling fencing will be installed along the Glynton Road frontage to further limit views into the substation compound from the access driveway.

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Photo montages prepared by Energex Limited (Figures 8-11) confirm that the proposed substation will have very limited visibility from Glynton Road, Teviot Road and surrounding properties. Where elements of the development, including buildings, transformers and associated infrastructure, are visible, they will appear as orderly and recessive features within the landscape due to the substantial setbacks and extensive vegetation screening. The proposed lightning masts will also be visually subdued, being viewed against the backdrop of significantly taller retained vegetation and within the context of existing vertical infrastructure elements in the surrounding area.

On this basis, the proposed development will not result in unacceptable visual impacts and will remain consistent with the existing and intended character of the locality.



Figure 8 – View of the Subject Site from Across Glynton Road Looking North East

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Figure 9 – View of the Subject Site from 1 Glynton Road Looking East



Figure 10 – View of the Subject Site from Across Teviot/Glynton Road Intersection Looking South East

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Figure 11 – View of the Subject Site from 1-7 Homestead Drive Looking South

Acoustic amenity

A Noise Impact Assessment has been undertaken by ATP Consulting Engineers (Appendix 8) which has concluded that the proposed development achieves compliance with specified noise standards with no additional mitigation strategies required.

Bushfire hazard

A Bushfire Hazard Assessment prepared by MWS Risk (Appendix 5) concludes that the proposed development can be undertaken without materially increasing bushfire risk to the site. The assessment determined that the proposed substation buildings and infrastructure are capable of achieving a Bushfire Attack Level (BAL) 19 rating, having regard to existing vegetation setbacks and the proposed layout of the substation compound.

To ensure an appropriate level of bushfire resilience is maintained, the assessment recommends the following mitigation measures:

- Maintain a minimum 13 metre separation distance between buildings, electrical infrastructure and adjoining vegetation to achieve a BAL-19 rating;
- Provide clear and visible signage identifying emergency response procedures;
- Establish and maintain fire breaks around the site in accordance with the assessment recommendations;
- Ensure the access driveway intended for emergency response purposes has a minimum width of 4 metres and enable safe access to all areas of the substation under a range of operating conditions;

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- Maintain vegetation clearance and unobstructed access to the site's main entry gate for emergency responders; and
- The proposed development does not include any site-specific fire water supplies. However, a designated water filling and hydrant fill point is located in Teviot Road which is approximately 65m of the main entrance of the proposed development.

Subject to the implementation of these measures, the Bushfire Hazard Assessment concludes that the proposed development can achieve an appropriate level of protection from bushfire hazard and is suitable for development.

State Environment

An Ecological Assessment has been undertaken by Range Environmental (Appendix 7) which provides an assessment of the biodiversity values, wildlife movement and measures to minimise ecological impacts onsite, including rehabilitation and ongoing management of disturbed areas.

The findings of the assessment as it relates to State legislative compliance are as follows:

- The assessment confirms that no Matters of National Environmental Significance (MNES) Threatened Ecological Communities were identified within the site. While the site contains mapped core koala habitat, the habitat condition is degraded due to the prevalence of lantana within the understorey. The proposed development will facilitate habitat improvement through weed management, revegetation with native species and ongoing maintenance.
- A total of 235 non-juvenile koala habitat trees were recorded within the mapped Koala Habitat Area (KHA). Although the development will occur within a mapped koala habitat area, assessment under State Code 25 is not required, as the proposal constitutes exempt development for infrastructure carried out by, or on behalf of, a public sector entity. The development will instead be managed in accordance with the State Government Supported Infrastructure Koala Conservation Policy, including any applicable offset requirements. Energex and the Department of the Environment, Tourism, Science and Innovation (DETSI) have established arrangements for the delivery of offsets under this framework.
- The assessment also confirms that the proposed development has been sited to avoid mapped Category B vegetation. As no clearing of mapped regulated vegetation is proposed, referral to SARA for native vegetation clearing is not required.

Local Environment

The site is wholly affected by the Biodiversity Areas Overlay. An Ecological Assessment (Appendix 7) has been prepared in accordance with the requirements of the Logan Planning Scheme Policy and assesses the development against the relevant ecological values and environmental outcomes sought by the Overlay Code. The findings of the Ecological Assessment in relation to compliance with Performance Outcome PO1 of the Biodiversity Areas Overlay Code are summarised below:

- The development will require the removal of 69 native trees. While 31 of these trees could be lawfully cleared under the approved Building Location Envelopes (Council Reference: COM/47/2008), the proposal provides compensatory rehabilitation planting at a 2:1 ratio, including 84 canopy trees and 69 mid-storey trees, together with the installation of 20 nest boxes. This will result in a net improvement in habitat values within the biodiversity corridor.

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- The proposed substation has been sited to minimise vegetation clearing by consolidating development within a single disturbance area. In contrast, the approved residential development outcome would facilitate clearing within two separate Building Location Envelopes. The proposal therefore reduces fragmentation and supports improved habitat connectivity through targeted rehabilitation and enhancement works.
- Rehabilitation is proposed within two management units:
 - o Management Unit 1 comprises established vegetation along the eastern boundary and areas north and west of the development footprint. These areas will be enhanced through assisted natural regeneration. No supplementary replanting is proposed within existing cleared areas due to the presence of underground 11kV and 33kV electrical cables and the associated safety exclusion requirements. This approach is also considered appropriate from an ecological perspective, as revegetation in this location would provide limited habitat connectivity benefits given the adjoining road intersection works and absence of mapped koala habitat in the immediate vicinity of the intersection.
 - o Management Unit 2 comprises land south of the substation compound and will be revegetated to achieve the proposed 2:1 planting ratio. Concentrating revegetation within Management Unit 2 will strengthen habitat linkages across the site by enhancing connections to existing mapped Core Koala Habitat Areas within the eastern portion of the site and to larger habitat areas located south-west of Glynton Road.
- Wildlife movement will be maintained through the absence of property boundary fencing and the installation of nest boxes. The nest boxes will provide supplementary habitat for hollow-dependent fauna while rehabilitated vegetation matures.
- The site is currently degraded due to encroachment of lantana and other weed species. Approximately 1.13 hectares of degraded vegetation will be rehabilitated with native vegetation to enhance the site's habitat values and contribution to the biodiversity corridor. In accordance with the Weed Management and Rehabilitation Plan, bi-monthly weed management will be undertaken within rehabilitation areas for a minimum period of two years following planting.

Comparative analysis of environmental impacts

A meeting was held with Council officers on 30 July 2026, during which Council recommended that the application include a comparative assessment of the proposed substation against the residential development outcomes that could be achieved within the approved building location envelopes established under the parent Reconfiguring a Lot approval (Council Reference: COM/47/2008). The purpose of this assessment was to demonstrate the relative impacts of each development scenario and provide additional context regarding the suitability of the site for the proposed development.

The Comparative Analysis Plans are included in Appendix 2 and illustrated in Figures 12 and 13. As shown on the Site Plan – Comparative Analysis Drawing, the approved building location envelopes enable the clearing of up to 3,000m² of native vegetation within the designated envelope areas. Under the Planning Scheme, vegetation clearing within an approved building envelope constitutes accepted development, while a dwelling house within the Rural Residential Zone and Residential Overlay is generally accepted development, subject to compliance with the relevant requirements of the Dual Occupancy and Dwelling House Code.

The Comparative Analysis Plans depict a realistic residential development outcome that could occur within each approved building envelope, including complete clearing of vegetation within the envelopes, a dwelling house with a maximum height of 8.5 metres, an ancillary garage with a maximum height of 5

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metres, a combined site cover of approximately 700m², access driveways, domestic fencing and associated outdoor living and hardstand areas. The analysis demonstrates that the ecological impacts associated with the proposed substation are not greater than those that could arise from the approved residential development outcome.

Importantly, the proposed substation is considered a lower-intensity land use than two future dwelling houses. The facility will operate remotely, with only infrequent maintenance visits, and will not generate the ongoing domestic activities typically associated with residential occupation. Unlike a residential development scenario, the proposal does not include property boundary fencing, domestic animals or extensive maintained yard areas that may threaten wildlife, inhibit fauna movement and reduce habitat values. Furthermore, the development incorporates rehabilitation and revegetation measures that will enhance vegetation outcomes across the site. Accordingly, the comparative assessment demonstrates that the proposed substation represents an appropriate use of the land within the context of the existing development approvals.



Figure 12 – Comparative Analysis Plan 1

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Figure 13 – Comparative Analysis Plan 2

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4. STATE PLANNING FRAMEWORK

4.1 Planning Act

The Planning Act is the principal legislation for Queensland's planning and development system. As the development application is subject to Impact assessment, in accordance with section 45(5) of the Planning Act, the assessment manager is required to assess the development against each of the following matters:

- 5) *An Impact assessment is an assessment that*
 - (a) *must be carried out only –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development and:*
 - (ii) *having regard to any matters prescribed by regulation for this paragraph and*
 - (b) *May be carried out against or having regard to any other relevant matter other than a person's personal circumstances, financial or otherwise*

This planning assessment report and supporting information provide an assessment of the proposed development against applicable assessment benchmarks, to the extent they are relevant to the proposed development.

4.2 Referral Assessment

As shown within SARA's DA Mapping (Appendix 1) the site is affected by the following matters of interest:

- SEQ Regional Plan Triggers
 - o Regional Landscape and Rural Production Area

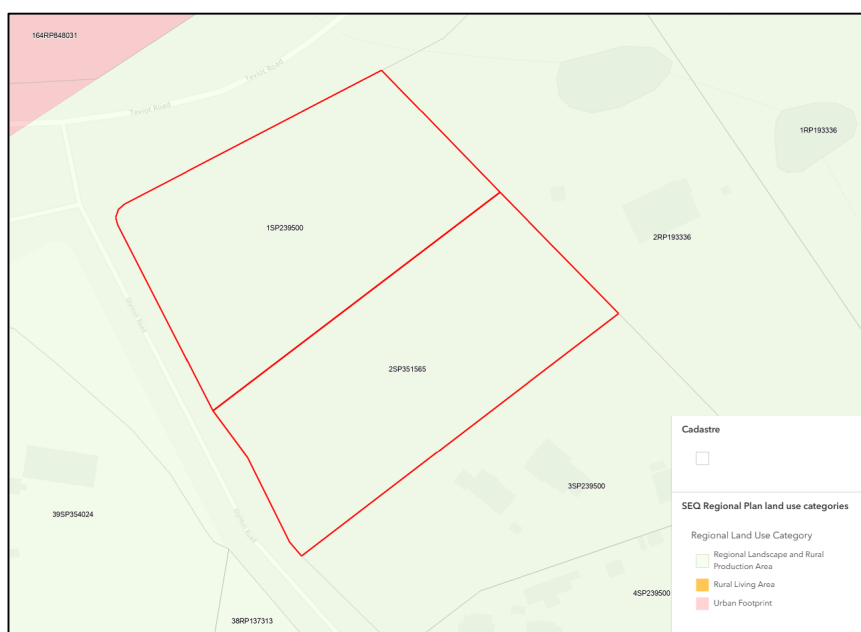


Figure 14– SEQ Regional Plan Trigger (Source: SARA DA Mapping)

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- Water Resources
 - o Water resource planning area boundaries



Figure 15 – Water Resource Planning Area Boundaries (Source: SARA DA Mapping)

- Native Vegetation Clearing
 - o Regulated vegetation management map (Category A and B extract)

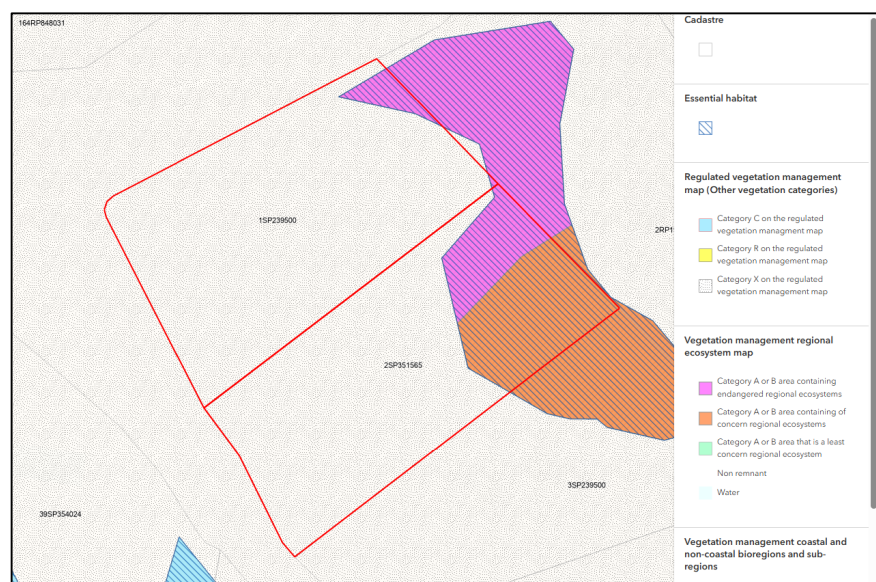


Figure 16 – Regulated Vegetation (Source: SARA DA Mapping)

- Koala Habitat Area

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o Core koala habitat area



Figure 17 – Koala Habitat Area (Source: SARA DA Mapping)

The development application does not require referral under Schedule 10 of the Planning Regulation 2017.

The following comments are provided in response to the Koala Habitat Area and Native Vegetation State referral mapping which is identified as being applicable to the subject site:

Koala Habitat Area

- Schedule 10, Part 10 Division 2, s 16B details that development is assessable development to the extent that development involves interfering with koala habitat in koala habitat area. The exception to this is development that is captured under subsection 2 which includes 'exempted development'.
- Exempted development is defined as being inclusive of 'development for infrastructure stated in schedule 5 of the regulation, if the development is carried out by or for the state or a public sector entity.
- Energex is identified as a public sector entity being a government owned corporation. Furthermore schedule 5, Part 2 (7) details electricity operating works as being a relevant form of infrastructure
- Section 12(3) of the Electricity Act 1994 defines operating works as being 'for a distribution entity – the supply network and other property (including battery storage devices and reactive power compensation devices), used for operating or managing the supply network.
- The supply network is further defined under section 8 of the Electricity Act as being a 'system or part of a system of electric lines, substations, and associated equipment other than a transmission grid for distributing electricity to customers, whether or not generating plant is connected to it.

With regards to the above the proposed development does not trigger referral under the Planning Regulation 2017.

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Native Vegetation

- The site is mapped under the Vegetation Management Act 1999 as containing regulated category B vegetation of endangered regional ecosystems and of concern regional ecosystems.
- No vegetation clearing is proposed within the mapped regulated vegetation areas.

With regards to the above the proposed development does not trigger referral under the Planning Regulation 2017.

4.3 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications. No assessment benchmarks are identified as being applicable to the application.

4.4 Regional Plan

The site is identified as being located within the boundaries of the South East Queensland (SEQ) Regional Plan 2023. The South East Queensland (SEQ) Regional Plan 2023 is the pre eminent strategic land use plan for the region and provides a framework to manage growth, change, land use and development in SEQ.

As per the SARA mapping, the subject site is identified within the Regional Landscape and Rural Production Area (RLRPA) of the regional plan. The development being for a substation is identified as an 'exempt material change of use' in accordance with the Planning Regulation 2017. The use is not deemed to conflict with the SEQ Regional Plan 2023.

4.5 State Planning Policy

As per the State Planning Policy (SPP) mapping, the site is identified as being affected by the following overlays:

- Biodiversity
 - o MSES – Wildlife habitat (special least concern animal)
 - o MSES – Wildlife habitat (koala habitat area – core)
 - o MSES – Regulated vegetation (category B)
 - o MSES – Regulated vegetation (essential habitat)
- Natural Hazards Risk and Resilience
 - o Flood hazard area – Local Government flood mapping area
 - o Bushfire prone area

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires that the code assessment of this application must be carried out against the State Planning Policy, Part E, to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Part 2, Section 2.1 of the Logan Planning Scheme 2015 identifies that the scheme appropriately reflects all aspects of the State Planning Policy and therefore no further assessment against the State Planning Policy is required.

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5. LOCAL PLANNING FRAMEWORK

5.1 Local Government Infrastructure Plan

Pursuant to Section 26(2)(b) of the Planning Regulation, a local government infrastructure plan is an assessment benchmark to the extent the local government is an infrastructure provider.

The site is not identified as being subject to or triggering any trunk infrastructure works.

5.2 Local Categorising Instrument/Planning Scheme

The Logan Planning Scheme 2015 (Version 9.2) came into effect on 01 Jul 2025 and is the relevant planning scheme for the assessment of development applications within the Logan local government area. The following sections of this report provide an assessment of the proposed development against relevant sections of the Planning Scheme.

5.3 Defined Land Use

In accordance with the Planning Scheme, the proposed use is defined as follows:

Substation – the use of premises:

- a) *As part of a transmission grid or supply network to*
 - i. *Convert or transform electrical energy for one voltage to another; or*
 - ii. *Regulate voltage in an electrical circuit or*
 - iii. *Control electrical circuits or*
 - iv. *Switch electrical current between circuits.*

The above land use definition of substation most accurately reflects the nature and predominant purpose of the activity being undertaken.

5.4 Strategic Framework

The Strategic Framework outlines the policy direction for the Planning Scheme and ensures appropriate development occurs. The Strategic Framework contains eleven themes that represent the policy intent and are as follows:

- i. settlement pattern;
- ii. residential;
- iii. centres;
- iv. employment;
- v. community;
- vi. rural;
- vii. natural environment;**
- viii. natural hazards;
- ix. design, place making and amenity;**
 - x. transport;
- xi. infrastructure**

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An assessment against the specific outcomes sought for the Strategic Framework relating to the Natural environment, Design, place making and amenity and Infrastructure themes has been provided below.

Specific Outcome	Response
Natural environment	
3.9.2.1 – Element - Biodiversity	
1. The biodiversity and ecological processes of regional terrestrial and aquatic ecosystems are protected and enhanced.	The development has been informed by detailed ecological investigations and has been carefully sited to avoid areas of highest ecological value wherever practicable. The substation compound has been located to minimise vegetation clearing, avoid mapped Category B vegetation and consolidate disturbance within a single area of the site. This approach retains substantial areas of existing native vegetation and reduces fragmentation, thereby maintaining the ecological processes and habitat functions associated with the site's role within the broader biodiversity corridor.
2. Vegetated biodiversity corridors are provided that: a. protect and enhance biodiversity; b. improve connectivity; c. facilitate the safe movement of native species.	The proposed substation achieves this outcome by maintaining and enhancing the function of the site as part of the broader biodiversity corridor network through a combination of vegetation retention, habitat rehabilitation and fauna movement measures. The development has been strategically sited to minimise vegetation clearing and consolidate disturbance within a single area of the site, thereby retaining extensive areas of native vegetation that contribute to the ecological integrity of the corridor. Significant areas of existing vegetation will be retained and enhanced through assisted natural regeneration, ensuring the continued protection of habitat values. The proposal also includes the rehabilitation of approximately 1.13 hectares of degraded habitat through weed management, revegetation and ongoing maintenance. These works will improve vegetation condition, increase habitat availability and strengthen ecological linkages both within the site and between surrounding areas of mapped Core Koala Habitat. In particular, revegetation within the southern portion of the site will improve connectivity to larger habitat areas south-west of Glynton Road, enhancing the continuity of the biodiversity corridor. Safe fauna movement will be maintained through the absence of property boundary fencing across

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	the broader site, enabling wildlife to continue moving freely through the landscape. This represents a more favourable ecological outcome than a potential rural residential development scenario, which would likely result in a greater reduction in ecological values through the introduction of property fencing, increased domestic activity, vegetation management practices, and the presence of domestic pets. In addition, the installation of 20 nest boxes will provide supplementary habitat and refuge opportunities for hollow-dependent fauna, offsetting the temporary loss of natural hollows and supporting local fauna populations while rehabilitation planting matures and replacement habitat values are established.
3. Degraded biodiversity corridors, including waterways and wetlands buffer areas, are rehabilitated.	The proposed substation achieves this outcome by rehabilitating and enhancing areas of degraded habitat within the site, resulting in an overall improvement to the ecological condition and function of the biodiversity corridor. The Ecological Assessment (Appendix 7) identifies that portions of the site are degraded due to the presence of invasive weed species, particularly lantana, which has reduced habitat quality and ecological function. In response, the proposal incorporates a comprehensive Weed Management and Rehabilitation Plan that includes weed removal, assisted natural regeneration, revegetation planting and ongoing maintenance. Approximately 1.13 hectares of degraded vegetation will be rehabilitated, improving habitat quality and restoring native vegetation structure across the site.
4. The ecological values and functions provided by native vegetation are protected and enhanced.	The proposed substation achieves this outcome by minimising impacts on native vegetation and delivering long-term ecological enhancement measures that improve the condition, connectivity and function of habitat across the site.
5. Vegetated areas and waterways are protected and enhanced to function as ecological links and corridors, benefit fauna movement and genetic exchange, improve the viability of vegetated remnants and provide scenic amenity.	The proposed substation achieves this outcome by ensuring that vegetated areas within and surrounding the site are retained, protected and enhanced to maintain their function as part of the broader ecological corridor network. The development has been strategically sited to minimise vegetation clearing, avoid mapped Category B vegetation and consolidate disturbance within a single area of the site, thereby retaining extensive areas of existing

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	native vegetation that contribute to habitat connectivity and fauna movement. The subject site does not contain any waterways.
6. The habitat values of native vegetation and locally significant vegetation including dry vine scrub, angle-stemmed myrtle (<i>Gossia gonoclada</i>) and swamp tea-tree (<i>Melaleuca Aryana</i>) are protected and enhanced.	Ecological Assessment (Appendix 7) did not identify any impacts on locally significant vegetation species requiring specific protection measures, including dry vine scrub, angle-stemmed myrtle (<i>Gossia gonoclada</i>) or swamp tea-tree (<i>Melaleuca irbyana</i>). Notwithstanding, the proposed retention and enhancement of native vegetation, coupled with the rehabilitation of degraded habitat areas, will improve the overall ecological function and habitat values of the site over time.
7. The impacts of development on vegetation are effectively managed by: a. avoiding impacts, where practicable; b. where impacts cannot practicably be avoided, managing impacts; c. where impacts cannot adequately be avoided or managed, values are to be offset.	The location and design of the development have been informed by detailed ecological investigations to avoid impacts on vegetation where practicable. The substation compound has been strategically sited within a portion of the site that minimises vegetation clearing, avoids mapped Category B vegetation, centralises disturbance within a single area and retains significant areas of existing vegetation across the site. This approach reduces habitat fragmentation and preserves the ecological function of the broader biodiversity corridor. Where vegetation impacts cannot be avoided due to the operational requirements of the infrastructure, those impacts have been carefully managed through the retention of higher-value vegetation, substantial setbacks, rehabilitation works, assisted natural regeneration and revegetation planting. The proposal includes the rehabilitation of approximately 1.13 hectares of degraded vegetation, the planting of 84 canopy trees and 69 mid-storey trees, ongoing weed management and maintenance, and the installation of 20 nest boxes to support habitat values and wildlife connectivity. These measures will improve the condition and extent of vegetation across the site and strengthen links between surrounding habitat areas.
8. Logan has a net gain of koala habitat.	The proposed substation achieves a net gain in koala habitat through a combination of habitat restoration, revegetation and long-term ecological management measures that exceed the habitat loss associated with the development. The Ecological Assessment (Appendix 7) confirms that the development will require the removal of 69 native trees, including koala

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	habitat trees. However, this impact will be more than offset through the implementation of a comprehensive rehabilitation program that includes the planting of 84 canopy trees and 69 mid-storey trees within designated rehabilitation areas, representing a replanting ratio of 2:1
9. Koala habitat areas are protected, enhanced and connected by maintaining koala habitat trees.	The development includes substantial vegetation retention and rehabilitation works, with approximately 1.13 hectares of degraded habitat proposed to be enhanced through weed management, assisted natural regeneration and revegetation. These measures will improve habitat connectivity across the site and strengthen links to surrounding mapped Core Koala Habitat Areas.
10. The safe movement of koalas is maintained through the provision of fauna friendly fencing and wildlife movement solutions.	The proposed substation achieves this outcome by incorporating design measures that maintain opportunities for safe wildlife movement, including for koalas, across the site and the broader biodiversity corridor. Importantly, no property boundary fencing is proposed as part of the development. This approach has been adopted in response to ecological assessments and consultation with Council, and will ensure that existing fauna movement pathways across the site are retained. While security fencing is required around the operational substation compound, it is limited to the immediate development site area and occupies only a small portion of the site, thereby avoiding unnecessary barriers to wildlife movement.
Design and place making	
3.11.3.1 – Amenity	
1. The level of amenity to be expected varies throughout Logan where: C. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where: i. there are very low density living environments with some low level noise, odour and visual amenity impacts; ii. in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production;	The proposed substation achieves this outcome by providing an infrastructure use that is compatible with the level of amenity reasonably expected within a rural residential environment. The surrounding area is characterised by large allotments, low-density residential development, ancillary outbuildings, telecommunications infrastructure, established vegetation and a network of rural and semi-rural roads. Accordingly, the amenity of the locality is not that of a conventional urban residential area, but rather one where a degree of visual change, infrastructure presence and low-level operational activity can be reasonably anticipated. The proposed substation has been designed to integrate with this rural residential context

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	through its low-scale built form, substantial setbacks, extensive retention of vegetation and proposed rehabilitation and landscape planting. The facility will operate remotely and will generate only infrequent maintenance-related visits, resulting in a level of activity that is consistent with the low-intensity character of the locality. Technical assessments submitted in support of the application demonstrate that the development will not result in unacceptable noise, visual, ecological or other amenity impacts on surrounding properties.
2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.	The proposed substation achieves this outcome by ensuring that the design, siting and operation of the facility do not result in environmental harm or environmental nuisance to the surrounding community. The substation is a low-intensity use that will operate remotely and does not involve activities typically associated with significant air, odour, vibration or light emissions. The facility will generate only infrequent maintenance-related visits and will not accommodate regular staff, customers or ongoing operational activities that could adversely affect nearby properties. Potential acoustic impacts have been carefully considered through the design of the facility, including the location of equipment within the site and substantial separation distances from surrounding residential properties. Technical assessments submitted in support of the application confirm that noise generated by the development will comply with relevant requirements and will not result in unacceptable impacts on surrounding sensitive receptors.
3. Residential amenity is protected by: a. ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category; b. ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions; c. designing an Accommodation activity in a zone, other than in a residential	The development has been designed to ensure the amenity of existing and future residential properties is protected from environmental harm and environmental nuisance. The substation has been strategically sited within a large allotment and incorporates substantial setbacks from adjoining properties, extensive retention of existing vegetation, supplementary landscape screening and a low-scale built form. Technical assessments prepared in support of the application demonstrate that the development will not result in unacceptable impacts in relation to noise, visual amenity, stormwater, traffic or other environmental emissions. As such, the proposal has been designed and located to avoid adverse impacts

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zone category, in a way that adequately protects the amenity of residents.	on residential land within the surrounding Rural Residential area.
4. Residential amenity is provided by creating residential environments that: a. protect the privacy of residential living by preventing unacceptable overlooking; b. provide adequate access to sunlight and daylight; c. are not adversely affected by overshadowing; d. provide adequate private and shared outdoor amenity space for residents.	While the proposed substation is not a residential use, the development has been designed to ensure the residential amenity of surrounding properties is maintained.
5. Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.	The proposed substation achieves this outcome as it does not constitute a sensitive land use.
Infrastructure	
3.13.1 - Infrastructure	
1. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development, where: a. development is located in areas with a high level of infrastructure availability and capacity; b. infrastructure is designed and connected to development to meet community needs in a cost effective manner.	The proposed site has been identified through Energex's network planning investigations as the most suitable location to address both current and forecast electricity supply requirements within the Jimboomba and Greater Flagstone catchment. The site can be efficiently integrated into the existing distribution network, enabling the delivery of additional capacity while maintaining network reliability, minimising electrical losses and avoiding the need for more extensive and costly augmentation works elsewhere in the network. Following the completion of network needs assessments and options analysis in 2011, Energex undertook a comprehensive site selection process to identify a suitable location for a future zone substation within a defined search area extending along Teviot Road from Payne Road to south of Glynton Road. The search area was established based on critical network planning criteria, including proximity to existing and forecast load centres, accessibility to existing 33 kV infrastructure, constructability considerations, and the ability to achieve the required technical and operational outcomes. These factors are fundamental to the efficient operation of the electricity network, as they

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	minimise unnecessary feeder lengths, reduce electrical losses, maintain network capacity and voltage performance, enhance network resilience, and ensure the network can respond effectively to future growth and contingency events. Importantly, the selected site is strategically positioned to service the areas experiencing the highest forecast demand growth and to provide the network capacity required to support both existing customers and future development. Accordingly, the proposed development represents an efficient, cost-effective and strategically necessary infrastructure outcome that is essential to maintaining a safe, reliable and resilient electricity supply for the growing community it will serve.
2. Key infrastructure sites and corridors are protected.	The development directly contributes to the protection and provision of key infrastructure by establishing essential electricity infrastructure in a strategically appropriate location and ensuring its ongoing safe and efficient operation.
3. Stormwater is managed in accordance with total water cycle management and water sensitive urban design principles to provide regional stormwater networks that are functional, efficient, cost effective and protect the environment.	The proposed substation achieves this outcome through the implementation of a comprehensive stormwater management strategy that incorporates the principles of total water cycle management and water sensitive urban design. The Stormwater Management Plan (Appendix 9) demonstrates that stormwater quantity outcomes can be appropriately managed without adverse impacts on downstream properties, infrastructure or environmental values.
4. Waste is reduced to the greatest extent practicable, managed and disposed of sustainably.	The substation will generate only limited waste due to the unmanned nature of the facility and the absence of regular staff or public activity. Any waste associated with maintenance activities will be collected, managed and disposed of through Energex's established operational procedures and in accordance with relevant environmental requirements.

5.5 Zoning

Under the Logan Planning Scheme 2015 the site is identified as being located within the Rural Residential Zone (Park Living Precinct) as shown in Figure 18 below. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The local government purpose of the Rural Residential Zone Code is to:

- predominantly provide for Dwelling houses on larger lots;
- provide for development in a semi-rural, landscaped or bushland setting;

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c. protect rural residential amenity.



Figure 18 – Zoning Extract (Source: Logan Planning Scheme 2015)

An assessment against the relevant overall outcomes sought for the Rural Residential Zone Code has been provided below.

Overall Outcome	Response
a. the design of the built form: i. responds to site characteristics, including the shape, frontage, size, orientation and slope;	The proposed substation responds appropriately to the physical characteristics of the site, including its size, shape, frontage, orientation and topography. The development has been strategically located within a centralised portion of the site to minimise vegetation clearing, avoid areas of higher ecological value and maintain substantial setbacks from all boundaries, including Glynton Road and Teviot Road. This siting approach takes advantage of the site's large lot size to ensure the infrastructure remains well separated from neighbouring properties and integrated within the broader landscape setting.
ii. Produces a built form that is compatible with the semi-rural, landscaped or bushland setting;	The proposed substation produces a built form that is compatible with the semi-rural, landscaped and bushland character of the locality through its scale, siting, appearance and integration with the natural environment. The development comprises low-profile switchgear/control buildings with a maximum height of 7.56 metres, which are consistent with

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		the scale of ancillary buildings found on surrounding rural residential properties, including sheds and detached garages. The built form is setback substantial distances from road frontages and adjoining properties, ensuring it remains visually recessive within the landscape and does not dominate the surrounding environment. The buildings incorporate a subdued colour palette and simple modular design to reduce visual contrast and complement the established bushland setting.
iii.	Provides that the semi-rural, landscaped or bushland setting predominates over the built form;	The proposed retention and rehabilitation of the vegetation across the site and inclusion of the proposed 5.0m screening landscaping will ensure that the landscape and bushland setting predominates over the built form.
iv.	Incorporates appropriate boundary clearances to protect and provide privacy for residents;	The buildings and infrastructure are setback substantial distances from property boundaries, including 18.5 metres from the Glynton Road frontage, 58.6 metres from the Teviot Road frontage and between 42.5 and 59.3 metres from side boundaries. These generous setbacks ensure the proposed development will protect and provide privacy for neighbouring properties.
v.	Ensures it is easily and safely accessed.	The Traffic Impact Statement (Appendix 11) demonstrates that the access arrangement has been designed in accordance with relevant engineering standards and provides safe ingress and egress to the site, with adequate sight distances and manoeuvring areas.
b.	development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;	The low site cover of the proposal, the substantial boundary clearances, combined with the proposed 5.0m screening landscaping and the lack of offsite acoustic impacts, as outlined within the Noise Impact Assessment (Appendix 8), ensures that the proposed development will have no material impacts on the amenity of adjoining properties.
c.	development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;	Potential impacts on surrounding residents have been carefully considered through the siting and design of the facility. The substation is setback substantial distances from neighbouring properties, incorporates extensive landscaping and vegetation retention, and has been designed to minimise visual impacts. Technical assessments prepared in support of the application demonstrate that the development will not result in unacceptable impacts in relation to noise, visual amenity or ecological values. The substation will operate remotely and generate

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	only occasional maintenance-related visitation, further limiting its interaction with surrounding land uses. Accordingly, the proposed development will deliver significant community benefit through the provision of critical infrastructure while ensuring potential social and health impacts are appropriately avoided or mitigated.
f. in the Park living precinct: i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;	While the proposed development comprises a substation land use, the substation is critical infrastructure comparable to other forms of essential infrastructure and emergency service facilities that may not ordinarily align with the underlying zoning of a site, but which must be located where operational and network requirements dictate.
ii. development has a landscaped or bushland setting.	The development provides a landscaped and bushland setting through the proposed retention and rehabilitation of the vegetation across the site and inclusion of the proposed 5.0m screening landscaping area. The landscaped area will include native species of local origin to provide a transition between landscaped features and natural areas.

5.6 Overlays

The following overlays have been identified as being relevant to the site. The overlays are established relevant to the local categorising instrument and the SPP (where not integrated into the local categorising instrument. Comments regarding their applicability to this proposal are also included in the below table:

Planning Scheme Overlay	Response
OM-02.01 – Primary vegetation management area	Not Applicable Section 5.3.2 (d) of the Planning Scheme identifies that where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. The development area is not located within the mapped overlay.
OM-02.01 – Secondary vegetation management area	Applicable The proposed development is located within the mapped overlay.
OM-02.02 – Biodiversity corridor	Applicable The proposed development is located within the mapped overlay.

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OM-02.03 – Locally significant remnant vegetation area	Not Applicable Section 5.3.2 (d) of the Planning Scheme identifies that where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. The development area is not located within the mapped overlay.
OM-02.04 – Local and state environmental significance	Applicable The proposed development is located within the mapped overlay.
OM-03.01 – Bushfire hazard – Medium potential	Applicable The proposed development is located within the mapped overlay.
OM-03.01 – Bushfire hazard – Potential impact buffer	Applicable The proposed development is located within the mapped overlay.
OM-05.04 – Flood investigation area	Not Applicable Section 5.3.2 (d) of the Planning Scheme identifies that where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. The development area is not located within the mapped overlay.
OM-08.01 – Landslide $\geq 15\%$ slope	Not Applicable Section 5.3.2 (d) of the Planning Scheme identifies that where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. The development area is not located within the mapped overlay.
OM-10.00 – Residential overlay	Not Applicable In accordance with Table 5.10.10.1, the proposed development does not comprise a Dwelling House or a Class 10 building or structure associated with a Dwelling House or other residential activity.

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OM-12.00 – Transport noise corridor – Local government road	Not Applicable There is no table of assessment for the Transport Noise Corridor Overlay. This overlay is provided for the purposes of identifying areas subject to specific building requirements as mandated by Queensland Development Code MP 4.4 (Building in a Transport Noise Corridor).
OM-14.01 – Minor waterway	Not Applicable Section 5.3.2 (d) of the Planning Scheme identifies that where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. The development area is not located within the mapped overlay.

5.7 Category of Assessment

In accordance with the Planning Scheme, Section 5.5 Categories of development and assessment – Material Change of Use, Part 5.5.13 Rural residential zone, a Substation is subject to Impact Assessment.

In accordance with Section 5.10, the relevant overlays do not lower the category of assessment.

5.8 Public Notification

This application is Impact Assessable and therefore public notification is required. Under section 53 of the Planning Act 2016, the public notification period is 15 business days.

5.9 Assessment Benchmarks

As the development application is subject to Impact Assessment, it is noted that the Material Change of Use is assessable against all relevant parts of the Planning Scheme. The below table provides a response to the relevant parts of the Planning Scheme taken to form assessment benchmarks for the application.

Assessment Benchmarks	Statement of Compliance
Strategic Framework	As detailed in section 6.4 of this report, there are a number of themes under the Strategic Framework that are relevant to the subject site and proposed development, namely: - natural environment; - design, place making and amenity; - infrastructure The proposed Energex substation is responsive to the Strategic Framework's overall intent and strategic outcomes.

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Biodiversity areas overlay code	A full response to the Biodiversity areas overlay code is provided Appendix 7 - Ecological Assessment.
Bushfire hazard overlay code	A full response to the Bushfire hazard overlay code is provided in Appendix 5 - Bushfire Hazard Assessment.
Rural residential zone code	A full response to the Rural residential zone code is provided in Appendix 3 – Logan Planning Scheme Code Responses.
Filling and excavation code	A full response to the Filling and excavation code is provided in Appendix 3 – Logan Planning Scheme Code Responses.
Infrastructure code	A full response to the Infrastructure code is provided in Appendix 3 – Logan Planning Scheme Code Responses.
Landscape code	A full response to the Landscape code is provided in Appendix 3 – Logan Planning Scheme Code Responses.
Servicing, access and parking code	A full response to the Servicing, access and parking code is provided in Appendix 3 – Logan Planning Scheme Code Responses.

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6 OTHER RELEVANT MATTERS

The proposal conflicts with the Planning Scheme as a whole and as such relevant matters, in accordance with Section 45(5)(b) of the Planning Act 2016, must be demonstrated for the proposed development.

6.1 Community and Planning Need

While the subject site is located within the Rural Residential Zone, the proposed development responds to a demonstrated community need for electricity infrastructure within southern Logan.

As outlined within Section 3.1 of this report, continued population growth, urban expansion and increasing electricity demand within southern Logan have placed substantial pressure on the existing Jimboomba electricity supply network. A significant contributor to this growth is the Greater Flagstone Priority Development Area (PDA), which is planned to accommodate approximately 51,500 dwellings and a population of up to 138,000 people over the coming decades. In addition to residential growth, the area is experiencing increasing demand from major industrial, commercial, utility and community infrastructure projects, all of which require a reliable and secure electricity supply.

Network planning investigations have identified that the existing Jimboomba and North Maclean supply network will be unable to accommodate future demand without the delivery of an additional zone substation. Subsequent development commitments and accelerated growth within the region have brought forward the timing of this constraint, creating an immediate need for the Jimboomba West Substation. The proposed facility is therefore a critical component of the region's electricity network, providing the additional capacity and resilience required to service existing and future communities.

Importantly, the substation must be located within the Jimboomba supply area to effectively service identified load centres and achieve the operational and technical requirements of the electricity network. Without the proposed augmentation, the existing network would progressively lose its ability to meet forecast demand and maintain required reliability standards, affecting the security and resilience of electricity supply to homes, businesses and community infrastructure throughout the catchment.

Accordingly, the proposed development constitutes essential public utility infrastructure, comparable to other critical services such as water supply, wastewater, telecommunications and emergency services infrastructure, which must be located where operational and network requirements dictate. While the use is not anticipated within the Rural Residential Zone, its provision is necessary to support the orderly growth of the region and the ongoing delivery of reliable electricity services to the community.

Council has previously recognised the significance of demonstrated community need when assessing infrastructure development applications on Rural Residential-zoned land. Of particular relevance, Council approved a Telecommunications Facility at 1-17 Glynton Road, Riverbend (MCUI/46/2023) on 12 July 2024. In supporting that approval, Council accepted a number of relevant matters, including the critical role of telecommunications infrastructure in servicing population growth associated with the Greater Flagstone Priority Development Area, addressing identified service deficiencies ('black spots'), supporting economic development outcomes and meeting an established community need.

Whilst the proposed development comprises different infrastructure, the underlying planning rationale is comparable. The Jimboomba West Substation is essential infrastructure required to support significant forecast population and employment growth, maintain service reliability, and enable the continued delivery of critical services to the community. Similar to the approved telecommunications facility, the

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proposed substation addresses a clearly identified infrastructure need that cannot be met without the provision of additional network capacity in this locality.

In these circumstances, the demonstrated need for the proposed substation, its role in servicing existing and future communities, and its importance to the safe and reliable operation of the regional electricity network are considered relevant matters that strongly support approval of the application notwithstanding its location within the Rural Residential Zone.

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7. CONCLUSION

This report was prepared by Energex Limited for a Material Change of Use (Development Permit) for a Substation over land located at 2-12 and 14 Glynton Road, Riverbend, formally described as Lot 1 on SP239500 and Lot 2 on SP351565.

Pursuant to section 60(3) of the Planning Act:

(3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide

—

- (a) to approve all or part of the application; or*
- (b) to approve all or part of the application, but impose development conditions on the approval; or*
- (c) to refuse the application.*

The information provided in this report (and enclosed supporting information) demonstrates that the proposed Jimboomba West Substation complies with relevant and applicable provisions of the statutory planning framework.

We recommend that Council favourably considers the proposed development and approves the development application, subject to reasonable and relevant conditions.