

Our Ref: JPF/CAL00259 File No: 2018-0809
Your Ref: 142693-1



15 June 2021

Lightsource Australia SPV3 Pty Ltd
C/- RPS Australia East Pty Ltd
Locked Bag 7801
IPSWICH QLD 4305
joanne.cousins@rpsgroup.com.au / sonia.brown@rpsgroup.com.au

Attention: Joanne Cousins / Sonia Brown

Decision Notice – Change Application (Minor)

(Given under section 83 of the *Planning Act 2016*)

The Gympie Regional Council received your change application under section 78 of the *Planning Act 2016* on 27 April 2021 for the following development approval.

Applicant Details

Applicant Name: Lightsource Australia SPV3 Pty Ltd
C/- RPS Australia East Pty Ltd
Locked Bag 7801
IPSWICH QLD 4305
joanne.cousins@rpsgroup.com.au /
sonia.brown@rpsgroup.com.au
0402 100 662

Location Details

Street Address: 1580, 1496, 1612 and 1418 Wide Bay Highway, Lower Wonga
Real Property Description: Lot 158 LX327, Lots 159 and 90 SP237339 and Lot 86 LX472
Local Government Area: Gympie Regional Council
PO Box 155
GYMPIE QLD 4570
Ph: (07) 5481 0454
Email: planning@gympie.qld.gov.au

Original Approval Details

Application Number: 2018-0809
Approval Type: Development Permit
Original date of Approval: 2 April 2019 (Negotiated Decision Notice)
Nature of Development: Material Change of Use
Description of Development: Renewable Energy Facility (Solar Farm)
Assessing Officer: Curtis McMillan

Decision

Date of Decision: 11 June 2021
Decision Details: Make the change and amend existing conditions.

Changed Approval Details

Application Number: 2018-0809
Approval Type: Development Permit
Nature of Development: Material Change of Use
Description of Development: Renewable Energy Facility (Solar Farm)
Assessing Officer: Jorja Feldt

Conditions

This approval is subject to the conditions in Attachment 1.

Referral Agencies

The referral agencies for this application are:

Name of referral agency	Advice agency or concurrence agency	Address	Response
Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) State Assessment and Referral Agency (SARA) Wide Bay Burnett	Concurrence	DSDMIP SARA Level 1, 7 Takalvan Street PO Box 979 BUNDABERG QLD 4670	The agency provided its response on 23 July 2018. A copy of the response is attached

Name of referral agency	Advice agency or concurrence agency	Address	Response
Powerlink	Advice	PO Box 1193 VIRGINIA QLD 4014	The agency provided its response on 12 October 2018. A copy of the response is attached
Ergon Energy	Advice	Town Planning Ergon Energy PO Box 264 Fortitude Valley QLD 4006	The agency provided its response on 16 October 2018. A copy of the response is attached

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Development Permit for Building Work (Buildings, Site Office, Panel Structures/Framing, Inverter/Transformer Units).
2. Development Permit for Operational Work (Landscaping Buffers).
3. Development Permit for Operational Work (Road works and Site Works).
4. Compliance Permit for Plumbing & Drainage Work for the installation of On-Site Sewerage Facilities in accordance with the Queensland Plumbing and Wastewater Code.

Properly made submissions

Properly made submissions were received from the following principal submitters:

Name of principle submitter	Residential Address	Locality
Matthew Dolzan	1418 Wide Bay Highway	LOWER WONGA QLD 4570
Tolita Dolzan	1418 Wide Bay Highway	LOWER WONGA QLD 4570
John S Madill	6 Lionel Donovan Drive	NOOSAVILLE QLD 4566
Cathy Cody	106 Melawondi Road	MELAWONDI QLD 4570
Heather Kirwin	1640 Wide Bay Highway	GYMPIE QLD 4570
Levi & Charlotte McLaren	9 Crestwood Court	GYMPIE QLD 4570
Kelly Corrigan	114 Sovereign Drive	TAMAREE QLD 4570
Shelley Francis	45 Lagoon Pocket Road	LAGOON POCKET QLD 4570
Alexia Schembri	109 Forest Ridge Drive	TAMAREE QLD 4570

Name of principle submitter	Residential Address	Locality
Gino and Ann Dolzan	27 Lasiandra Drive	SOUTHSIDE QLD 4570
Jasmine Parker	165 Strawbridges Road	THEEBINE QLD 4570
Norman Parker	165 Strawbridges Road	THEEBINE QLD 4570
Garth Madill	2 Lionel Donovan Drive	NOOSAVILLE QLD 4566
Zoe Buma	7A School Street	POMONA QLD 4568
Shani Mammino	2 Hinkler Street	CHILDERS QLD 4660
Ashley Mammino	2 Hinkler Street	CHILDERS QLD 4660
Brian Holston	50 Cassandra Avenue	URANGAN QLD 4655
Roland Cheryl Zacher	1580 Wide Bay Highway	LOWER WONGA QLD 4570
Rodney Bloomer	597 Coolabine Road	COOLABINE QLD 4574
EA Rough	397 Moy Pocket Road	KENILWORTH QLD 4574
Christine E Ginton	162 Walli Creek Road	KENILWORTH QLD 4574
Shirley Moreland	21 Philip Street	KENILWORTH QLD 4574
A White	23 Steven Street	YANDINA QLD 4561
Y James and D James	3594 Maleny-Kenilworth Road	KENILWORTH QLD 4574
Noela Mockeridge	64-130 Gheerulla Road	GHEERULLA QLD 4574
Loretta Pearson	905 Moy Pocket Road	MOY POCKET QLD 4574
SM Rough	342 Moy Pocket Road	MOY POCKET QLD 4574
David George Badgery	PO Box 444	MOOLOOLABA QLD 4557
L Gren	237 Walli Creek Road	KENILWORTH QLD 4574
Nina Cox	27E Coolabine Road	KENILWORTH QLD 4574
L Leckie	45 Callemonda Road	BROOLOO QLD 4570
L Sand	27 Walli Creek Road	KENILWORTH QLD 4574
Liu Walker	57 Walli Creek Road	KENILWORTH QLD 4574
Michelle Wilson	160 Wilcox Road	KENILWORTH QLD 4574
Miriam English	268 Coolabine Road	COOLABINE QLD 4574

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions is attached.

Currency period for the approval

The currency period for this development approval is six (6) years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

Advisory Notes

The following notes are included for guidance and information purposes only and do not form part of the Assessment Manager's conditions:

Aboriginal Cultural Heritage Act 2003

In carrying out your activity you must take all reasonable and practicable measures to ensure that it does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from the Cultural Heritage Co-ordination Unit on (07) 3239 3647 or at www.nrm.qld.gov.au

Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference No.	Version/ issue
Aspect of development: Material Change of Use - Renewable Energy Facility (Solar Farm)				
Development Plan, Lower Wonga Solar PV Farm	RPS	12/12/2019	PR138895	-

Should you wish to discuss the above matter further, please contact Jorja Feldt of Council's Planning and Development Directorate on (07) 5481 0454 or email planning@gympie.qld.gov.au.

Yours faithfully



Tania Stenholm
Manager Development and Compliance

Enc.
Attachment 1 – Assessment Manager Conditions
Approved Plans and specifications
Referral Agency Response
Appeal Rights

C/C: Department of State Development, Manufacturing, Infrastructure and Planning
Powerlink
Ergon Energy

Attachment 1 – Assessment Manager Conditions

No	Condition	The time by which the condition must be met, implemented or complied with
1.	Approved Plans and Documents	
(a)	The development shall be generally in accordance with the facts and circumstances presented in the development application and generally in accordance with the approved plans outlined in <i>Approved plans and specifications</i> section of this Decision Notice subject to any amendments required by conditions of this approval.	Prior to commencement of the use and to be maintained at all times thereafter.
(b)	<p>Amended development plans are to be submitted to and approved in writing by Council.</p> <p>The plans must include the following but are not limited to:</p> <ul style="list-style-type: none"> - Specific location of solar panels, inverters/transformer units, transmission lines, connection with the Lower Wonga Substation; - Specific location of driveways, buildings and parking areas; - Additional landscaping, structures, works and modifications as required by the Council approved amended reports including (but not necessarily limited to) noise, buffers to waterways, visual amenity and reflectance etc). 	Prior to lodgement of a Development Permit for Operational Works.
(c)	The amended plans, reports and documents must be provided to and approved in writing by Council prior to lodgement of a Development Permit for Operational Work application required by this approval. Once approved in writing by Council the revised plans and reports shall form part of this approval and shall be complied with during the conduct of the use on site.	Prior to lodgement of a Development Permit for Operational Works.

2. Further Development Permits		
(a)	The use may not commence until the following development permits have been issued and complied with as required: (i) Development Permit for Building Work (Buildings, Site Office, Panel Structures/Framing, Inverter/Transformer Units); (ii) Development Permit for Operational Work (Landscaping Buffers); (iii) Development Permit for Operational Work (Road works and Site Works); (iv) Development Permit for Plumbing & Drainage Work for the installation of on-site Sewerage Facilities in accordance with the Queensland Plumbing and Wastewater Code.	Prior to commencement of the use and to be maintained at all times thereafter.
(b)	The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the Building Code of Australia.	Prior to commencement of the use.
(c)	The Applicant must ensure that all demolition work on site is carried out in accordance with Australian Standard AS2601-2001: The Demolition of Structures, or its latest version and building permit(s) be obtained where necessary.	Prior to commencement of the use.
(d)	Existing dwellings on-site (not to be used for ancillary solar farm purposes) are to be decommissioned and evidence of same provided to Council.	Prior to commencement of the use.
(e)	Re-use of existing dwellings on site for the purpose of ancillary solar farm purposes is permitted on Lot 159 SP237339 and Lot 158 LX327.	Prior to commencement of the use.

3. Nature and Extent of Approved Use		
(a)	Development associated with the approved use must be generally contained to the development area identified in the Approved Development Plan. For any development in the portion of the site identified on the approval plan as within 'Future Investigation Area (High Slope-Beyond Current Technology Limit), further approval from Council is required.	At all times.
(b)	Single-axis tracking technology is to be employed for all solar panels. Alternate technology may be used with the written agreement of Council subject to submission of further plans and details.	At all times.

4.	Building Height and Solar Panel Height	
(a)	The maximum height of any solar panel including its associated structure must not exceed 4.0 metres above natural ground level. <i>Note: Height is only to be measured at the central support structure of each panel (noting that the angle of panels moves throughout the day).</i>	Prior to commencement of the use and to be maintained at all times thereafter.
(b)	The maximum height of any building must not exceed 8.5 metres above natural ground level. <i>Note: Electrical infrastructure such as overhead lines and electrical towers do not constitute a building.</i>	Prior to commencement of the use and to be maintained at all times thereafter.

5.	Restricted Plants	
(a)	Provide evidence from a suitably qualified person that the obligations under the <i>Biosecurity Act 2014</i> have been met prior to and during the construction phase of the development. In particular, specific reference is made to the following species of which at least one have been observed onsite - <ul style="list-style-type: none"> • Giant Rats Tail Grass (<i>Sporobolus pyramidalis</i> and <i>Sporobolus natalensis</i>); • American Rats Tail Grass (<i>Sporobolus jacquemontii</i>); • Giant Parramatta Grass (<i>Sporobolus fertilis</i>). 	Prior to commencement of the use.
(b)	No declared plant vegetative material is to be exported from the site, unless it is separated out and transported to Gympie (Bonnick Road) Waste Management Facility.	At all times.
(c)	All vehicles, machinery, tools, boots and other equipment are to be cleaned when leaving weed-infested areas of the property.	At all times.
(d)	No fill that was supporting or in contact with declared plants, or parts thereof, is to be exported from the site.	At all times.

6.	Amalgamation	
(a)	All lots that form part of this development approval are to be amalgamated.	Within one (1) year of commencement of the use.

7.	Lighting	
(a)	All outdoor lighting must be designed, installed, operated and maintained to comply with the requirements of AS4282 – <i>Control of the obtrusive effects of outdoor lighting</i> .	At all times.

8.	Interface landscaping/Landscaped Buffer	
(a)	Landscaped buffers are to be provided to all site boundaries in accordance with the locations nominated on the approved plan, to a minimum width of 5m and increased where necessary to satisfy other conditions of this approval.	Prior to the commencement of all other construction and works associated with the development.
(b)	<p>A development application for Operational Work (Landscape Buffers) is required to be obtained and complied with. The application is to incorporate the following:</p> <ul style="list-style-type: none"> (i) Security fencing, 1.8m high to all boundaries; (ii) Any security fencing is to be setback behind required landscaping buffers; (iii) Temporary screens 1.8m high to boundaries where landscaping is required to be provided; to be maintained until landscaped buffers reach maturity. <i>(N.b. sign written fence wrap banners can be applied over the required security fencing to satisfy the intent of this condition);</i> (iv) Minimum five (5) metre wide landscaped buffers to accommodate three (3) rows of plantings incorporating canopy and mid-storey vegetation at a density of at least 2 stems per square metre; (v) Sections through each boundary showing the mature heights of the planted native vegetation; (vi) Landscaping plant species that are associated with pre-clearing Regional Ecosystems on site, specifically Regional Ecosystems 12.11.14, 12.12.12, 12.11.22 and 12.12.24 <i>(n.b. Council can provide a suggested list of species);</i> (vii) Plant spacing's to achieve a dense screen; (viii) Plantings to incorporate tube stock; (ix) Landscaping maintenance regimes over a 3-year period, detailing watering, weeding, replacement planting, frost and herbivore management; (x) Current soil condition and nutrient requirements to support successful native plant establishment. 	Prior to the commencement of all other construction and works associated with the development.

9.	Roadworks:	
(a)	<p>The section of unnamed road being utilised to access the development site is to be upgraded from its intersection with the Wide Bay Highway to the nominated access point (approximately 517 metres from the Wide Bay Highway).</p> <p>Specifically, the following works are to be undertaken in accordance with plans and specifications approved through an application for operational work:</p> <ul style="list-style-type: none"> (i) Widen the existing formation to a 6.0m wide gravel formation with 1.0m shoulders suitable to manage construction traffic and ongoing site access requirements. Refer MRTS05 unbound pavement type 2; (ii) Provide turnaround provision at the end of the proposed construction suitable to turn around a waste collection vehicle i.e. radius 9m; (iii) Culvert works for gully crossings to be sized to cater for Q10 with appropriate headwalls and scour protection. Stormwater discharge permission to be provided from downstream property owner with 5mx5m stub easement to allow lawful acceptance of stormwater from road reserve; (iv) Refer to DTMR conditions for the Wide Bay Highway Intersection requirements. 	<p>Prior to the commencement of construction of the solar farm and works associated with the development (excluding landscaping, tree clearing and site preparation works).</p>

10.	Car Parking and Access	
(a)	<p>Service vehicle parking requirements for the proposed development are to be confirmed with Council and justification provided to Council. Access and manouvering for all service vehicles including waste collection vehicles is to be provided to indicate that the required service vehicles can enter and leave the site in a forward gear. Refer Planning Scheme Policy 1: <i>Development Standards</i>.</p>	<p>Prior to the commencement of the approved use.</p>
(b)	<p>A minimum of one (1) off-street car parking space must be provided and constructed to the standards nominated for an accessible space under AS2890.6-2009, including sealed construction, a dedicated space and shared area, installation of a bollard and a sealed pathway to relevant buildings.</p>	<p>Prior to the commencement of the approved use.</p>

(c)	Additional on-site car parking facilities, exclusive of the accessible space, may be designed and constructed to a dust reduced standard in accordance with Council's Infrastructure and Operational Works (excluding Advertising Device) Code and Council's Planning Scheme Policy 1: <i>Development Standards</i> .	Prior to the commencement of the approved use.
(d)	All parking and loading/unloading shall occur within the site.	At all times.
(e)	All internal access and maintenance roads and parking areas are to be identified, design details prepared and are to be submitted to Council for operational works approval. Including details of the alignments, road profiles (Nominal 3.5m wide gravel pavement or suitable alternative), stormwater drainage and all creek/gully crossings.	Prior to the commencement of construction of the approved use.
(f)	Car parking and access areas shall be dust-reduced pavement and designed, drained, constructed and maintained in accordance with Council's Council's Infrastructure and Operational Works (excluding Advertising Device) Code and Council's Planning Scheme Policy 1 <i>Development Standards</i> .	Prior to the commencement of the approved use.
(g)	During the construction phase of the development, the unnamed road is to be maintained by the applicant so that it remains in a suitable condition for the other users of the road.	During construction phase/s of the development.

11.	Compliance with Concurrence Agency Conditions	
(a)	All necessary permits from the Department of Main Roads are to be obtained for the purpose of constructing an access onto the Wide Bay Highway.	Prior to the commencement of the approved use.
(b)	Written confirmation is provided to Council that the Department of Transport and Main Roads conditions are fulfilled to the satisfaction of the Department of Transport and Main Roads.	Prior to the commencement of the approved use.

12.	Erosion and Sediment	
(a)	Erosion and sediment control measures are to be designed and provided in accordance with the International Erosion Control Association (Australasia) 2008's <i>"Best Practice Erosion and Sediment Control for Building and Construction Sites"</i> .	<p>The design shall be submitted to Council for review with subsequent development applications for operational work; and</p> <p>The recommendations of the Plan are to be implemented and maintained during construction work and at all times thereafter.</p>
(b)	<p>Concept Erosion and Sediment Control Management Plans are to be submitted with a subsequent operational works application. Management plans are to be developed in accordance with the IECA Best Practice Erosion and Sediment Control guideline are to include but not limited to the following:</p> <ul style="list-style-type: none"> • Site hazard identification and assessment; • Duration and areas of works; • Site drainage and overland flowpaths; • Receiving environments; • Construction sequence of drainage, erosion and sediment control measures proposed for the site works; • Inspection, management and maintenance regime; • Location and sizing of swales and cut off drains; • Location and sizing of proposed sediment basins; • Flocculation testing and water sampling; • Phased erosion and sediment control plans; • Design certification. 	<p>To be submitted to Council for review with subsequent development applications for operational work; and</p> <p>The recommendations of the Plan are to be implemented and maintained during construction work and at all times thereafter.</p>

13.	Stormwater	
(a)	The method of treatment of stormwater runoff from and through the site shall be designed and constructed in accordance with Council's Infrastructure Works and Operational Work (excluding Advertising Device) Code and Council's Planning Scheme Policy 1 Development Standards.	Prior to the commencement of construction of the development and maintained at all times thereafter.

14.	General	
(a)	Any plans/construction for infrastructure works or any other civil works required by this development permit, are to surveyed, designed and constructed in accordance with Council's Infrastructure and Operational Work (excluding Advertising Device) Code.	Prior to commencement of the approved use and to be maintained at all times thereafter.
(b)	The alteration of any public utility mains (eg. Electricity, water, sewerage, gas etc.) or other facilities necessitated by the development of the land or associated construction works external to the site is to be undertaken at no cost to Council.	Prior to commencement of the approved use and to be maintained at all times thereafter.
(c)	Over time, the Applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans for Council's approved incorporating the upgrades and/or changes.	To be complied with at all times once approved.

15.	Visual Amenity and Reflectivity	
(a)	<p>The Applicant must engage a suitably qualified person to undertake a Reflectivity and Visual Amenity Assessment to include the <u>final</u> PV design layout and specification. This assessment must include, but not necessarily be limited to mitigation measures where dwellings in the surrounding locality experience reflectance and impact on visual amenity. These mitigation measures may include but may not be limited to:</p> <ul style="list-style-type: none"> (i) Consultation with land owners and completion of mitigation measures on the affected site by mutual agreement; (ii) Movement or reorientation of solar panels; (iii) Removal of direct line of sight between the affected properties and the solar panels by landscape buffers or other temporary and permanent structures; (iv) Mitigation measures, if required, to address any possible impacts on livestock and native wildlife; (v) A complaint management and operational review process; (vi) Review and implementation of anti-reflective coatings. 	The revised report shall be approved in writing by Council prior to commencement of construction of the solar farm and works associated with the development (excluding landscaping, tree clearing and site preparation works) and shall be complied with at all times once approved.

(b)	<p>Should a dwelling be constructed on Lot 216 on LX509 (vacant) and Lot 2 SP295954 (vacant) prior to commencement of use, the applicant is required submit for Council endorsement, an amended Planted Buffer Plan and amended Visual, Glint and Glare Assessment which demonstrates mitigation measures which achieves no nuisance on the dwellings. These mitigation measures may include but may not be limited to:</p> <ul style="list-style-type: none"> (i) Consultation with land owners and completion of mitigation measures on the affected site by mutual agreement; (ii) Movement or reorientation of solar panels; (iii) Removal of direct line of sight between the affected properties and the solar panels by landscape buffers or other temporary and permanent structures; (iv) Mitigation measures, if required, to address any possible impacts on livestock and native wildlife; (v) A complaint management and operational review process. 	Prior to commencement of the approved use.
(c)	<p>The Applicant must:</p> <ul style="list-style-type: none"> (i) Minimize the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels; and (ii) Ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape. 	At all times.

16. Land Management and Dust		
(a)	<p>The applicant must construct and operate the project in a manner that minimises dust generation from the site, including wind-blown and traffic-generated dust as far as practicable. All project related activities on the site must be undertaken with the emissions attributable to the project occurring during operation and construction. The applicant must identify and implement all practicable dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of dust do not cause environmental nuisance.</p>	At all times.

17.	Noise during Construction													
(a)	<p>Noise from the construction phase of the activity to which this approval relates must not cause or be likely to cause an environmental nuisance at any nuisance sensitive place.</p> <p>For the purposes of this Condition, noise from the activity will not cause environmental nuisance where noise from the activity on the development site does not exceed the levels specified in <i>Table 1 – Noise limits</i>.</p> <p><i>Table 1 – Noise limits</i> Taken from the Default noise standards – section 440R of the <i>Environmental Protection Act 1994</i>.</p> <table border="1" data-bbox="341 786 1139 1025"> <tr> <th colspan="2">Business day and Saturday</th><th>Sundays and Public Holidays</th></tr> <tr> <td>6.30am – 6.30pm</td><td>6.30pm – 6.30am</td><td>At all times</td></tr> <tr> <th colspan="3">Noise measured at the nearest nuisance sensitive place</th></tr> <tr> <td>Audible noise permitted</td><td>Nil audible noise</td><td>Nil audible noise</td></tr> </table> <p>¹This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent environmental harm or risk to life.</p> <p>²Note: refer to Business Day definition (<i>Environmental Protection Act 1994</i>) as important exclusions apply.</p>	Business day and Saturday		Sundays and Public Holidays	6.30am – 6.30pm	6.30pm – 6.30am	At all times	Noise measured at the nearest nuisance sensitive place			Audible noise permitted	Nil audible noise	Nil audible noise	At all times.
Business day and Saturday		Sundays and Public Holidays												
6.30am – 6.30pm	6.30pm – 6.30am	At all times												
Noise measured at the nearest nuisance sensitive place														
Audible noise permitted	Nil audible noise	Nil audible noise												
(b)	<p>The Applicant must prepare and implement a Construction Noise Management Plan to manage noise impacts during construction and to identify all feasible and reasonable noise mitigation measures. The Plan must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (i) Details of construction activities and an indicative schedule for construction works; (ii) Identification of construction activities that have the potential to generate noise impacts on surrounding land uses, particularly residential areas; (iii) Detail what reasonable and feasible actions and measures would be implemented to minimise noise impact; (iv) Procedures for notifying sensitive receptors of construction activities that are likely to affect their noise amenity, as well as procedures for dealing with and responding to noise complaints. 	<p>The plan is to be completed prior to the commencement of construction and works on-site (excluding landscaping); and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>												

18.	Noise during Operation																					
(a)	<p>Noise from the operational phase of the activity to which this approval relates must not cause or be likely to cause an environmental nuisance at any nuisance sensitive place.</p> <p>For the purposes of this Condition, noise from the activity will not cause environmental nuisance where noise from the activity on the development site does not exceed the levels specified in <i>Table 2 – Noise limits</i>.</p> <p><i>Table 2 – Noise limits</i></p> <table> <tr> <td rowspan="3">Noise level measured in dB(A)</td><td colspan="2">On any day</td></tr> <tr> <td>6am–7pm</td><td>7pm – 6am</td></tr> <tr> <td colspan="2">Noise that is continuous noise measured at the nearest nuisance sensitive place (eg. inverters)</td></tr> <tr> <td>L_{A90, T}</td><td>Nil above background</td><td>Nil audible noise</td></tr> </table> <table> <tr> <td rowspan="3">Noise level measured in dB(A)</td><td colspan="2">On any day</td></tr> <tr> <td>6am–7pm</td><td>7pm – 6am</td></tr> <tr> <td colspan="2">Noise that varies over time measured at the nearest nuisance sensitive place (eg. maintenance)</td></tr> <tr> <td>L_{Aeq adj, 1 hr}</td><td>Background +5</td><td>Nil audible noise</td></tr> </table> <p>Associated Requirements:</p> <ol style="list-style-type: none"> 1. The location, date and time of monitoring must be recorded. 2. All monitoring devices must be correctly calibrated and maintained. 3. Any monitoring must be in accordance with the most recent version of the Department of Environment and Heritage Protection's <i>Noise Measurement Manual</i>. 4. Monitoring must be performed by a suitably qualified person(s). 5. Background means noise, measured in the absence of the noise under investigation, as L_{A90,T} being the A-weighted sound pressure level exceeded for 90% of the time period of not less than 15 minutes, using Fast response. 6. At the request of Council, and in response to a valid complaint (in the opinion of Council) monitoring of noise emissions from the activity must be undertaken when the activity is in operation. 	Noise level measured in dB(A)	On any day		6am–7pm	7pm – 6am	Noise that is continuous noise measured at the nearest nuisance sensitive place (eg. inverters)		L _{A90, T}	Nil above background	Nil audible noise	Noise level measured in dB(A)	On any day		6am–7pm	7pm – 6am	Noise that varies over time measured at the nearest nuisance sensitive place (eg. maintenance)		L _{Aeq adj, 1 hr}	Background +5	Nil audible noise	At all times.
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L _{Aeq adj, 1 hr}	Background +5	Nil audible noise																				

(b)	<p>An Operational Noise Management Plan is to be prepared to identify noise impacts during operation and identify all feasible and reasonable noise mitigation measures. A copy of the Plan is to be provided to Council. The Plan must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (i) Identification of activities that have the potential to generate noise impacts on surrounding land uses, particularly residential areas; (ii) Details of reasonable and feasible actions and measures to be implemented to minimise noise impact; (iii) Procedures for notifying sensitive receptors of construction activities that are likely to affect their noise amenity, as well as procedures for dealing with and responding to noise complaints. 	<p>Prior to the commencement of the use; and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>
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19.	Waste	
(a)	<p>The number and type of refuse containers provided on site is to be determined in accordance with Council's Revenue Statement.</p> <p><i>N.b. Council will levy waste collection charges against commercial premises for the removal of commercial waste and recycling unless the Chief Executive Officer or their delegate is satisfied that a waste collection operator has been directly engaged by the ratepayer or tenant, and:</i></p> <ul style="list-style-type: none"> • <i>provides a suitable number of bins to contain the volume of waste and recyclables produced at the commercial premises; and</i> • <i>removes commercial waste and recycling from the premises at least once weekly for commercial waste and once per month for recyclables (or at a greater frequency for food processing waste or other putrescible wastes).</i> <p><i>Page 13 GRC Revenue Statement Adopted 27/06/2018</i></p>	<p>Prior to commencement of the approved use and maintained at all times thereafter.</p>
(b)	<p>The applicant must maximise the reuse and/or recycling of waste materials generated on site, to minimise the need for treatment or disposal of those materials outside the site.</p>	<p>At all times.</p>
(c)	<p>The applicant must ensure that no waste is burnt on site during the life of the project.</p>	<p>At all times.</p>

20.	Bushfire and Fire Management	
(a)	<p>(i) Prepare and submit a Bushfire and Fire Management Plan to Council prepared by a suitably qualified person in accordance with the relevant requirements.</p> <p>(ii) Management measures are to be identified on the Bushfire Management Plan to reduce the level of fire hazard. These methods must include but are not limited to firebreaks, fire trails, prescribed burns, stick raking, evacuation routes and fuel reduction zones.</p> <p>(iii) The plan must detail matters relevant to both the establishment and operational phases of the development and should include but is not necessarily limited to aforementioned requirements.</p>	<p>The plan is to be completed prior to the commencement of works and construction on-site (excluding landscaping); and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>

21.	Fauna Management:	
(a)	<p>Provide a Fauna Management Plan to demonstrate how potential impacts on native fauna will be reduced. The plan must be prepared by a suitably qualified person, detail matters relevant to both the establishment and operational phases of the development and should include but is not necessarily limited to the following:</p> <p>(i) Procedures for dealing with fauna observed immediately prior to vegetation clearing;</p> <p>(ii) Procedures for dealing with fauna during vegetation clearing including the engagement of a qualified fauna spotter/catcher;</p> <p>(iii) Procedures for the treatment / removal of injured fauna from the site;</p> <p>(iv) Procedures for managing native and other fauna that may enter the solar farm and potentially damage photovoltaic cells, racks, conduits or cables;</p> <p>(v) Measures to avoid and respond to potential 'lake effects' of photo voltaic arrays on locally significant birds in flight.</p>	<p>The plan is to be completed prior to the commencement of works and construction on-site (excluding landscaping); and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>

22.	Waterway Management:	
(a)	<p>A Waterway Management Plan is to be prepared by a suitably qualified waterway person and submitted to Council. The plan is to nominate:</p> <ul style="list-style-type: none"> • All waterways across the site, including their tributaries, shown on a plan; • All dams and impoundments; • Details of intended management of dams and impoundments (including retention, use in run-off detention, of decommission); • Recommendations for an appropriate buffer area to the waterways both during construction and operation of the approved use; • Measures to be implemented to protect the waterways both during construction and operation of the approved use; • Proposed revegetation of the waterways that is consistent with the pre-clearing Regional Ecosystems for the site; • Water quality monitoring for surface and ground water on site; • Pollution prevention measures, for the containment and management of solvents, cleaning fluids, fuels, and transformer oils; • Cleaning of photovoltaic panels, use of solvents and cleaning solutions, storage and disposal; • Water storage, use, re-use and disposal. 	<p>The plan is to be completed prior to commencement of works and construction on-site (excluding landscaping, tree clearing and site preparation works).</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>

23.	Vegetation Management:	
(a)	<p>A whole-of-site vegetation management plan is required for the development. The plan is to detail matters relevant to both the construction and operational phases of the development and should include but is not necessarily limited to:</p> <ul style="list-style-type: none"> (i) Assessment and recommendations on the potential retention of vegetation along waterways and drainage features (Stream Order 2 and above); (ii) Ongoing natural regeneration of waterway vegetation; (iii) Identification of vegetation to be removed; (iv) Proposed treatment of vegetation that is to be removed, including disposal of vegetative material and re-use of habitat hollows if any; (v) Management of vegetation underneath and between photovoltaic arrays, chemicals used and frequency of use; (vi) Control measures, maintenance procedures and monitoring programs, including the management of restricted plants and other biosecurity matters. 	<p>The plan is to be completed prior to the commencement of works and construction on-site (excluding landscaping); and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>

24.	Environmental Management Plan (EMP):	
(a)	<p>A general matters management plan is required for the development. The plan is to detail matters relevant to both the establishment and operational phases of the development and should include but is not necessarily limited to:</p> <ul style="list-style-type: none"> (i) Storm events, lightning strikes, outages; (ii) Flooding events; (iii) Adjacent agricultural use and possible conflicts; (iv) Soil degradation through soil instability; (v) Visitor requirements and promotions; (vi) Waste management; (vii) Response procedures for potential vandalism; (viii) Unauthorised access and arson. 	<p>The plan is to be completed prior to the commencement of works and construction on-site (excluding landscaping); and</p> <p>The recommendations of the Plan are to be implemented and maintained at all times thereafter.</p>

25.	Site Decommissioning and Rehabilitation:	
(a)	<p>A decommissioning and rehabilitation plan is required that identifies the actions that will be undertaken when the operations of the solar farm permanently cease, to return the site to a condition fit for the grazing of livestock/cattle. The actions are to include (but is not necessarily limited to):</p> <ul style="list-style-type: none"> (i) Notification of cessation of operations; (ii) Recycling, re-use and/or disposal of panels, footings, structures, conduits and cabling, electrical infrastructure; (iii) Replacement of excavated spoil; (iv) Removal, ripping and re-seeding of hardened access tracks; (v) Decommissioning of detention basins; (vi) Removal of infrastructure, panels, footings, structures, underground cabling and conduit associated with the solar arrays. 	<p>The preliminary plan is to be completed prior to commencement of the use with a final plan to be completed 6 months prior to decommissioning; and</p> <p>The recommendations of the Plan are to be completed within 18 months of the development ceasing its operational life.</p>

DEFINITIONS:

Nuisance sensitive place includes -

- dwellings such as houses, units, motels, resort accommodation, nursing homes, caravans and mobile homes (provided they are principally used as residences), and including the curtilage of any such places;
- a surgery or other medical institution;
- library, childcare centres, kindergartens, schools or other educational institutions;
- a park or garden that is open to the public;
- a protected area, or an area identified under a conservation plan as a critical habitat or area of major interest, under the *Nature Conservation Act 1992*;
- a Marine Park under the *Marine Parks Act 1992*.

Commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

Business day means a day that is not a Saturday or Sunday or a public holiday, special holiday or bank holiday in the place in which any relevant act is to be or may be done. A business day does not include a business day that occurs during the period starting on 20 December in a year and ending on 5 January in the following year.

$L_{Aeq\ adj, T}$ means the A-weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

Max $L_{pA, T}$ means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

Background means noise, measured in the absence of the noise under investigation, as $L_{A90, T}$ being the A-weighted sound pressure level exceeded for 90% of the timer period of not less than 15 minutes, using Fast response.

time-weighting 'F' means a fast standardised response time.

A-weighted sound pressure level means a measure of sound adjusted to the 'A' frequency weighting network.

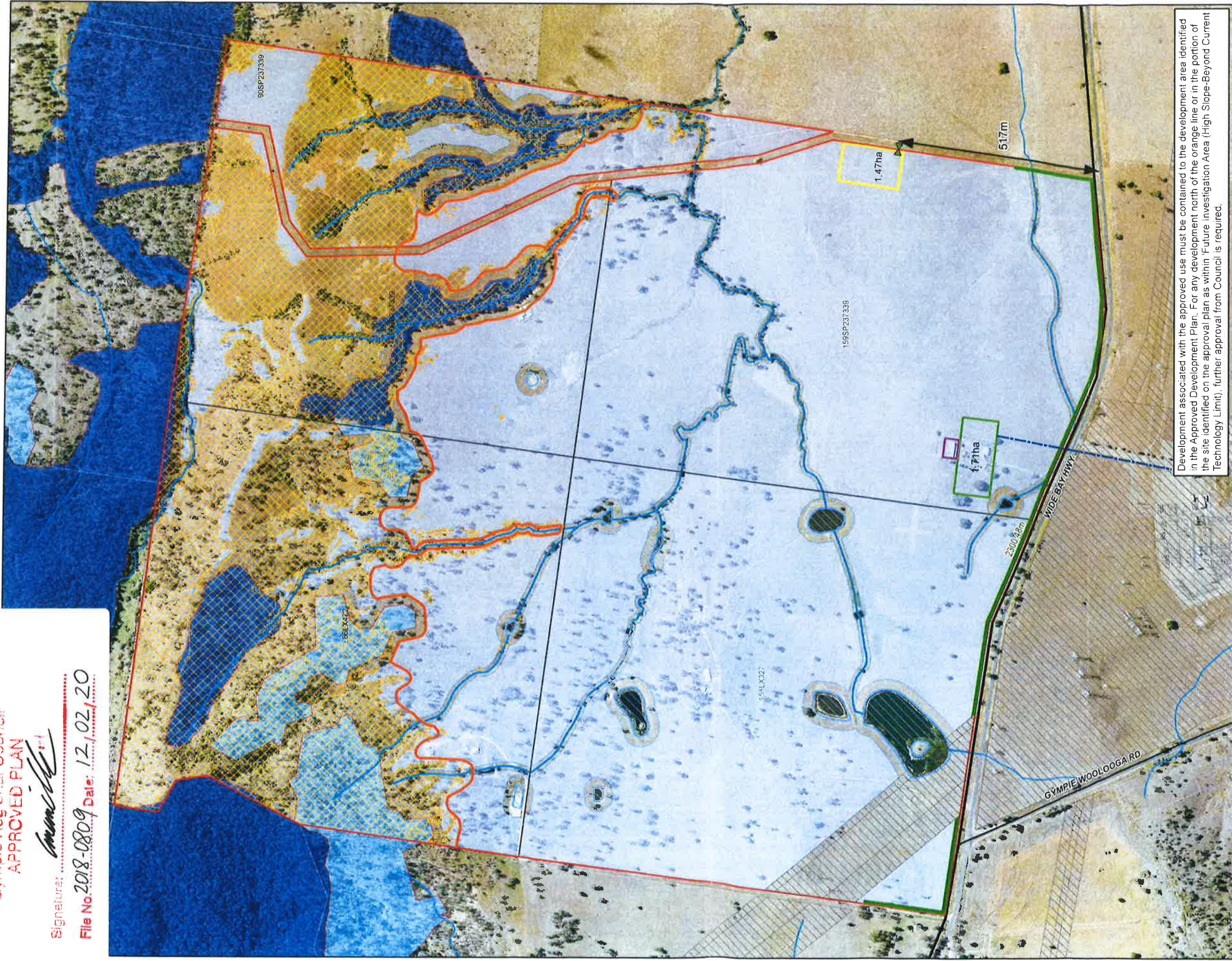
'A' frequency weighting network means the frequency weighting described under AS IEC 61672.1—2004 (Electroacoustics—Sound level meters, Part 1—Specifications) for frequency weighting 'A'.

Suitably qualified person means a person or persons who has professional qualification, training, skills and experience relevant to the activities undertaken and can give authoritative assessment, advice and analysis in relation to the activity requirement using the relevant protocols, standards, methods or literature.

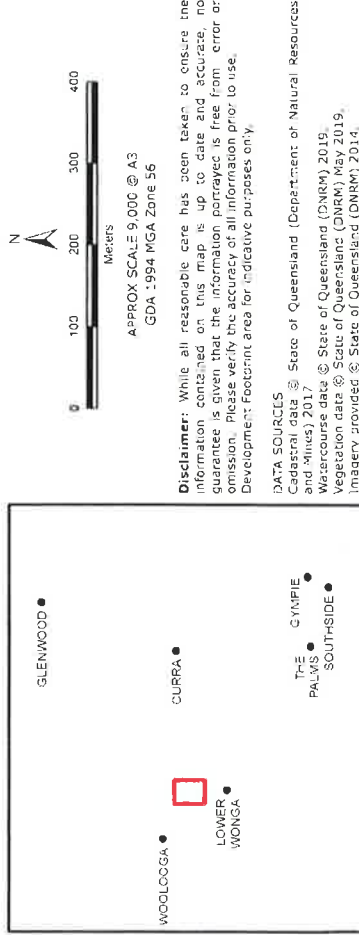
Concurrence Agency's Conditions:

Conditions applicable to this approval imposed by the following Concurrence Agencies:

- The Department of State Development, Manufacturing, Infrastructure and Planning is a concurrence agency with regard to this development approval. The attached concurrence agency response from this department, dated 23 July 2018 forms part of this Decision Notice.



Development associated with the approved use must be contained to the development area identified in the Approved Development Plan. For any development north of the orange line or in the portion of the site identified on the approval plan as within 'Future Investigation Area (High Slope-Beyond Current Technology Limit)', further approval from Council is required.



- Access point
- Highway
- Arterial road
- Development to be generally contained south of line
- Landscaping strip (5m width)
- Indicative Substation Connection
- Cadastre
- Site cadastre
- Existing easements
- Site
- Site office
- Temporary construction area

- Transformers, inverters and potential battery storage
- Future Investigation Area (High Slope - Beyond Current Technology Limit)
- Development area
- Watercourse (10m development area setback)
- Watercourse (25m development area setback)
- Waterbody (25m development area setback)
- Regulated Vegetation Management v3.04
- Category B area
- Category C area

rps
Development Plan
Lower Wonga
Solar PV Farm
LGI

Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use. Development Footprint area for indicative purposes only.

DATA SOURCES
Cadastral data © State of Queensland (Department of Natural Resources and Mines) 2017
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Vegetation data © State of Queensland (DNRM) MAY 2019
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12 October 2018



Our Ref: DA3081
(prev. DA2904)

LGI Limited
C/- RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

The Chief Executive Officer
Gympie Regional Council
PO Box 155
GYMPIE QLD 4570

Attention: Jacque Miller
Ref: PR138895

Via Email: planning@gympie.qld.gov.au
Ref: CM/KC001261 File No.: 2018-0809

Via Email: jacqueline.miller@rpsgroup.com.au

Dear Jacque,

**South Pine – Gladstone No. 1 275kV Transmission Line Corridor
South Pine – Gladstone No. 2 275kV Transmission Line Corridor
Woolooga-Mungar (Joint) Transmission Line Corridor
Amended Development Application
Lot 158 on LX327, Lot 159 on SP237339, Lot 86 on LX472 and Lot 90 on SP237339
Easement L on RP139547 Dealing No. 601236245, Easement A on RP125971 Dealing No.
601667871 and Easement B on RP214286 Dealing No. 602332222**

The amended application and plan has been reviewed by Powerlink Queensland and forms the basis of our assessment. Any variations may require amendment of our advice.

We have reviewed the changes to the development application and plan submitted and advise that we have **no objection** to the amended application and plan provided that our conditions in our previous advice under DA2904 dated 22 May 2018 are to be adhered to.

For further information please contact Kerrie Guyatt Property Services Advisor, on (07) 3866 1313 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Brandon Kingwill".

Brandon Kingwill
MANAGER PROPERTY

Encl. Amended Plan

33 Harold Street, Virginia
PO Box 1193, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
Website: www.powerlink.com.au

Powerlink Queensland is the registered business name of the
Queensland Electricity Transmission Corporation Limited
ABN 82 078 849 233



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

16 October 2018

LGI Limited
C/- RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Attention: Jacque Miller

cc Gympie Regional Council
PO Box 155
GYMPIE QLD 4570

Attention: Curtis McMillan

Dear Jacque,

AMENDED REFERRAL RESPONSE – Development Application – Material Change of Use for Renewable Energy Facility- Solar Farm located at 1418, 1496, 1580 and 1612 Wide Bay Highway, Lower Wonga described as Lot 90 SP237339, Lot 159 SP237339, Lot 158 LX327 and Lot 86 LX472.

Applicant Ref: PR138895

Council Ref: 2018-0809

Our Ref: HBD 6349149

We refer to the above reference Development Application which has been referred to Ergon Energy in accordance with the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. The below response is provided in accordance with section 56(1) of the *Planning Act 2016*.

Should the Assessment Manager decide to approve the proposed Material Change of Use for Renewable Energy Facility- Solar Farm, as an Advice Agency for the Application, Ergon requires that the assessment manager impose the following conditions:

1. This application is approved in accordance with the below referenced plans. Any alterations to these plans should be resubmitted to Ergon for comment:

Approved Plans			
Title	Plan Number	Issue	Date
Development	-	-	24 July 2018

Plan Lower Wonga Solar PV Farm LGI			
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2. The conditions of Easement B on RP214286 must be maintained at all times.
3. The applicant is required to enter into a Recoverable Works agreement with Ergon for the relocation of the existing 11kv infrastructure on site should it not be retained in-situ. This must be done prior to the commencement of works on site.
4. If the existing 11kv infrastructure is being retained in-situ, the applicant is required to consult with Ergon prior to the commencement of works on site to ensure the ongoing safety and maintenance of this infrastructure is not compromised by the development.

Any alterations to these plans before the development application is decided are to be resubmitted to Ergon for comment.

Should you require any further information on the above matter, please contact Ben Setchfield on (07) 3664 5766.

Yours faithfully,



Ben Setchfield
Town Planner

RA6-N



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

Our reference: 1806-5691 SRA
Your reference: 2018-0809

23 July 2018

Gympie Regional Council
PO Box 155
GYMPIE QLD 4570
planning@gympie.qld.gov.au

Attention: Curtis McMillan

Dear Mr. McMillan

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 11 June 2018.

Applicant details

Applicant name:	LGI Limited C/- RPS Australia East Pty Ltd
Applicant contact details:	PO Box 1559 FORTITUDE VALLEY QLD 4006 jacqueline.miller@rpsgroup.com.au

Location details

Street address:	1580 Wide Bay Highway, 1496 Wide Bay Highway, 1612 Wide Bay Highway, and 1418 Wide Bay Highway LOWER WONGA
Real property description:	Lot 158 on LX327, Lot 159 on SP237339, Lot 86 on LX472, and Lot 90 on SP237339
Local government area:	Gympie Regional Council

Application details

Development permit	Material Change of Use for Renewable Energy Facility (Solar Farm)
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

• 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Development Plan Lower Wonga Solar PV Farm	RPS Australia East Pty Ltd	30 May 2018	—	—

A copy of this response has been sent to the applicant for their information.

For further information please contact Cavannah Deller, Planning Officer, on (07) 4331 5604 or via email WBBSARA@dsdmp.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning

cc LGI Limited C/- RPS Australia East Pty Ltd, jacqueline.miller@rpsgroup.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be Imposed

No.	Conditions	Condition timing
Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State Transport Corridors and Future State Transport Corridors – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
Construction Management Plan		
1.	<p>(a) A Construction Management Plan must be prepared by a suitably qualified person, certified by a Registered Professional Engineer Queensland (RPEQ), and given to District Director (Wide Bay Burnett) of the Department of Transport and Main Roads via post or email to:</p> <p style="text-align: center;">Locked Bag 486 OR bundaberg@tmr.qld.gov.au Bundaberg QLD 4670</p> <p>(b) The Construction Management Plan must demonstrate how any disruption to the Bruce Highway, the Wide Bay Highway, and the Gympie-Woollooga Road will be appropriately managed during the course of construction to ensure that safety and efficiency of those roads is not adversely affected. The Construction Management Plan must include (but not be limited to):</p> <ul style="list-style-type: none"> • identification and contact details of the Principal Contractor; • a detailed schedule for the construction works; • measures to mitigate traffic impacts on the Wide Bay Highway/Bruce Highway intersection (noting the intersection may have undergone upgrades by the time the works commence); • the management of traffic accessing the site to ensure there is no disruption to through traffic on the Wide Bay Highway; • measures to mitigate traffic impacts on Gympie-Woollooga Road; • a restriction on vehicles exceeding 19 metres in length associated with the development from using Gympie-Woollooga Road; • calculation and mechanism for payment of a contribution to maintenance of the State-controlled road network (pavement impacts), in accordance with Department of Transport and Main Roads Guide to Traffic Impact Assessment (GTIA); and • demonstrate measures to be installed and managed during construction, to mitigate sunstrike. <p>(c) The construction of the development must be undertaken in accordance with the Construction Management Plan.</p>	<p>(a) and (b) Prior to obtaining development approval for building work or operational work, whichever occurs first.</p> <p>(c) At all times during the construction of the development.</p>
Road Works on a State-Controlled Road		
2.	<p>(a) Road works comprising a Channelised Right Turn (CHR) treatment in accordance with Austroads Guide to Road Design (2010) – Part 4A: Figure 7.7; and an Auxiliary Left Turn (AUL) treatment in accordance with Austroads Guide to Road Design (2010) – Part 4A: Figure 8.4, must be provided at the intersection of the Wide Bay Highway and the unnamed road that provides access to the site.</p> <p>(b) The road access works must be designed and constructed in accordance with Transport and Main Road <i>Planning and Design Manual 2nd Edition</i> and the Transport and Main Roads standards and</p>	<p>(a) and (b) Prior to the commencement of use.</p>

	specifications	
Vehicular Access to State-Controlled Road		
3.	Direct access is not permitted between the Wide Bay Highway and the subject site.	At all times
Haulage on State-Controlled Roads		
4.	All haulage and construction vehicles must not enter the Bruce Highway (that is the return trip from the site) using the Wide Bay Highway/Bruce Highway intersection between the hours of 08:00 and 10:00, and 14:00 and 16:00.	At all times until the Department of Transport and Main Roads Project Number 232/10B/475332 is completed and opened for use by the public.
Solar Strike Effect on State-Controlled Road		
5.	Provide a vegetation buffer located wholly within the development site along the site boundaries, which is sufficient to prevent impacts of sunstrike on the State-controlled road. The buffer must provide a screen between the solar panels and the State-controlled road to prevent light reflection which may distract drivers.	Prior to installation of solar panels and to be maintained at all times
Stormwater Management		
6.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. 	(a) and (b) At all times.

Attachment 2—Reasons for decision to impose conditions

Reasons for the department's decision

The reasons for the decision are:

- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the State transport corridor.
- To ensure access to the State-controlled road from the site does not compromise the safety and efficiency of the State-controlled road. Direct access to the State-controlled road is prohibited where not required.
- To ensure the road works on, or associated with, the State-controlled road network are undertaken in accordance with applicable standards.
- To ensure the development does not compromise the safe and efficient operation and integrity of State transport infrastructure during construction.

Decision

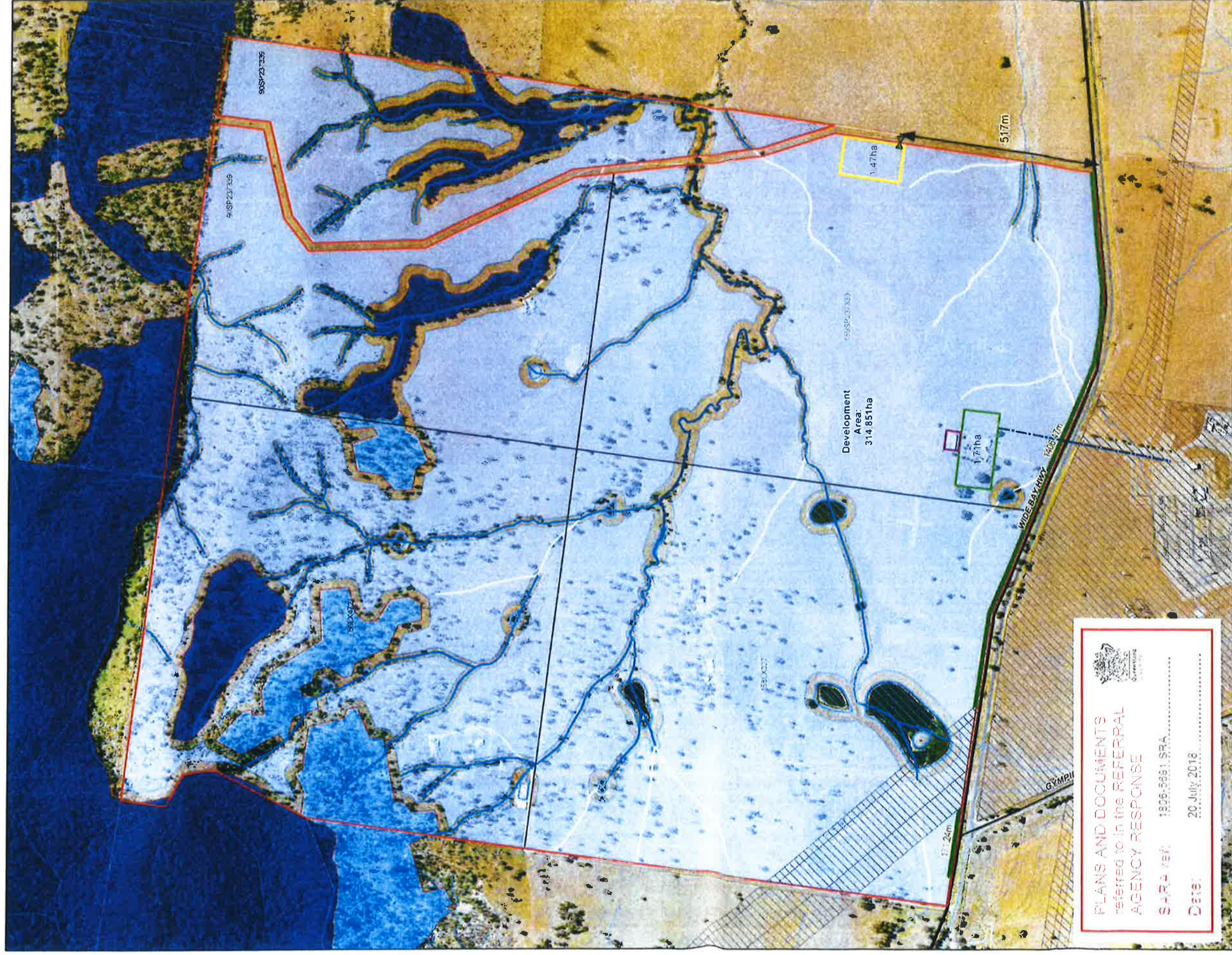
- The development permit is for a Material Change of Use for Renewable Energy Facility (Solar Farm).
- The concurrence agency response was issued on 23 July 2018.

Relevant Material

- Development application common material
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017

Attachment 3—Advice to the assessment manager

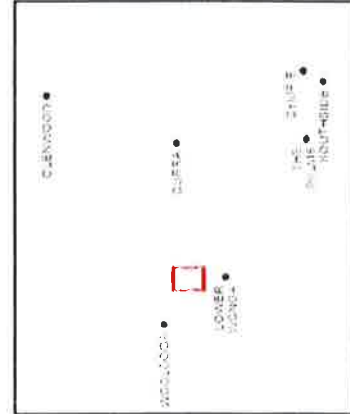
Further Development Permits Required	
Road Works Approval	
1	Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from Department of Transport and Main Roads to carry out road works on a State-controlled road. Please contact Department of Transport and Main Roads on (07) 4154 0200 or by email to bundaberg@tmr.qld.gov to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time, please contact Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.
General Advice	
Bonding of Works	
2.	A bond may be required to ensure that the works required in condition 2 are completed to the standard required by the Department of Transport and Main Roads. The bond requirement will be included as a condition of the road works approval (section 33 of the <i>Transport Infrastructure Act 1994</i>). If you would like any further information about the Department of Transport and Main Roads' policy with regard to bonding please contact the Department of Transport and Main Roads on (07) 4154 0200 or by email to bundaberg@tmr.qld.gov.au



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SRA ref: 1806-5991 SRA

Date: 20 July 2018



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- LEGEND
- Indicative Substation Connections
 - Access point
 - Highway
 - Arterial road
 - Landscaped area (5m width)
 - Watercourse (Outside SRA)
 - Watercourse (10m development area setback)
 - Watercourse (25m development area setback)
 - Waterbody (25m development area setback)

- Transformers, inverters and potential battery storage
- Cadastre
- Site cadastre
- Existing easements
- SRA
- SRA office
- Temporary construction area
- Development area
- Regulated Vegetation Management v2.02
- Category B area (25m development setback)
- Category C area (25m development setback)
- Category D area (25m development setback)
- Category E area (25m development setback)
- Category F area (25m development setback)
- Category G area (25m development setback)
- Category H area (25m development setback)
- Category I area (25m development setback)
- Category J area (25m development setback)
- Category K area (25m development setback)
- Category L area (25m development setback)
- Category M area (25m development setback)
- Category N area (25m development setback)
- Category O area (25m development setback)
- Category P area (25m development setback)
- Category Q area (25m development setback)
- Category R area (25m development setback)
- Category S area (25m development setback)
- Category T area (25m development setback)
- Category U area (25m development setback)
- Category V area (25m development setback)
- Category W area (25m development setback)
- Category X area (25m development setback)
- Category Y area (25m development setback)
- Category Z area (25m development setback)

RPS

Development Plan

Lower Wonga

Solar PV Farm

LGI