



SARA reference: 2209-31058 SDA
 Applicant reference: 0612202

23 January 2023

Stony Creek Project Nominees Pty Ltd, as Trustee for Stony Creek Project Trust, a wholly owned subsidiary of Greenleaf Renewables Pty Ltd C/- ERM Australia Pty Ltd
 Level 9, 260 Queen Street
 BRISBANE QLD 4000

Attention: Michael Rookwood – Principal Town and Environmental Planner

Dear Michael,

SARA Decision notice— Stony Creek Wind Farm

(Assessment Manager decision notice given under section 63 of the *Planning Act 2016*)

The development application described below was confirmed as properly made by the State Assessment and Referral Agency (SARA) on 19 September 2022.

Decision

Outcome:	Approved, subject to conditions
Date of decision:	18 January 2023
Conditions:	The approval is subject to the conditions in Attachment 1 .
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for decisions are in Attachment 3 .
Currency period:	This development approval will lapse if development is not started within the currency periods stated in section 85 of the <i>Planning Act 2016</i> .

Development Details

Description:	Material change of use for a Wind Farm (up to 23 turbines) and associated infrastructure Operational work for clearing of native vegetation
SARA role:	Assessment Manager
SARA trigger:	Planning Regulation 2017: <ul style="list-style-type: none"> - Part 4, Division 2, s21, Item 2.bi – Material change of use for Wind farm - Schedule 8, Table 4, Item 3.b – Operational work for Clearing native vegetation
SARA reference:	2209-31058 SDA
Street address:	Gooroolba Biggenden Road, Didcot; Deep Creek Road, Didcot; Farrells

Road, Didcot; Deep Creek Road, Biggenden; Deep Creek Road, Degilbo; Lime Mines Road, Didcot; Auburn Hills Road, Didcot

Real property description: 187CK2362; 189CK2363; 265CK517; 267CK472; 268CK472; 271CK584; 274CK472; 275CK1000; 280CK360; 281CK360; 283CK350; 284CK351; 285CK350; 287CK1194; 288CK1194; 291CK352; 292CK370; 2RP124943; 3RP124943; 87CK584; 188CK2362

Local government area: North Burnett Regional Council

Applicant name: Stony Creek Project Nominees Pty Ltd, as Trustee for Stony Creek Project Trust, a wholly owned subsidiary of Greenleaf Renewables Pty Ltd c/- ERM Australia Pty Ltd

Applicant contact details: Level 9, 260 Queen Street
BRISBANE QLD 4000
michael.rookwood@erm.com

Additional details

Native title considerations: Native title was considered in the assessment

Level of assessment: Code assessable

Properly made submissions / comments: There were no properly made submissions for this application.

Dispute resolution

Representations: The rights of applicants to make representations about this decision notice during the applicant's appeal period is set out in Chapter 3, Part 5 of the *Planning Act 2016*. Copies of the relevant provisions are in **Attachment 4**.

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. Copies of the relevant appeal provisions are in **Attachment 5**.

For further information please contact Dean Jones, Principal Planner, on 07 3244 9322 or via email windfarms@dasilgp.qld.gov.au.

Yours sincerely,



Steve Conner
Acting State Planner

enc **Attachment 1** – Assessment manager conditions
Attachment 2 – Advice to the applicant
Attachment 3 – Reasons for the decision
Attachment 4 – Negotiated decision provisions
Attachment 5 – Appeal provisions
Attachment 6 – Approved plans and specifications

cc North Burnett Regional Council, admin@northburnett.qld.gov.au

Department of Resources, vegetation.support@resources.qld.gov.au
Air Services Australia, Airport.Developments@AirservicesAustralia.com
Civil Aviation Services Authority, GPS@casa.gov.au
Department of Defence, gregory.aherns@defence.gov.au
Powerlink, property@powerlink.com.au
Ergon, townplanning@ergon.com.au
Gladstone Ports Corporation, planning@gpcc.com.au
Department of Transport and Main Roads, dcs@tmr.qld.gov.au
Department of Environment and Science, Wildlife.Management@des.qld.gov.au
Department of Fisheries, DAFForestry.RequestsandMECS@daf.qld.gov.au,
PlanningAssessment@daf.qld.gov.au
Queensland Fire and Emergency Services, sdu@qfes.qld.gov.au

Attachment 1—Assessment manager conditions

(Given under section 63(2)(e)(ii) of the *Planning Act 2016*)

(Copies of the plans and specifications referenced below are found at **Attachment 6**)

No.	Conditions of development approval	Condition timing
Material change of use for a Wind farm (up to 23 turbines and associated ancillary infrastructure)		
Aspects of development		
1.	a) Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> i) Preliminary Layout Plan, prepared by ERM b) Temporary and permanent wind monitoring / meteorological towers may be installed prior to the commencement of construction of the wind farm provided they are contained within the disturbance footprint shown on the plans. c) Any proposed upgrades to turbines during the life of the development are to remain within the size and at the same location as defined in the PLP, in accordance with Condition 2. d) Construct the development in accordance with the design requirements outlined in this condition.	(a) and (d) At all times (b) and (c) Prior to the commencement of construction (e) At all times during construction
2.	(a) Prepare a final Project Layout Plan (PLP) for the wind farm. (b) The PLP must: <ol style="list-style-type: none"> i) identify any stages of development and the sequence of staging and, if relevant, how the obligations arising under this permit will be completed in stages ii) identify the final project footprint (area of disturbance) and the final position of all aspects of the development, including but not limited to wind turbines, permanent wind monitoring towers, roads and hardstand areas meteorology masts, underground cables, high voltage overhead cables, site entrances and laydown areas and stockpiles, site offices, workshops and substations/switchyard areas, ensuring all aspects are worded consistently with approved plans. iii) The footprint for each turbine must not be within 1500m of a sensitive land use unless the operator has provided evidence that the owner has consented in writing to the location of the turbine footprint. (c) Submit the final PLP required by part (a) of this condition, to: <ol style="list-style-type: none"> i) the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dcdilgp.qld.gov.au). ii) North Burnett Regional Council. (d) Undertake the development in accordance with this condition. (e) Except as permitted under any other condition of this approval, the	(a) to (c) Prior to commencement of construction (d) At all times following the commencement of construction of the wind farm (e) At all times

No.	Conditions of development approval	Condition timing
	<p>use and development must be generally in accordance with the endorsed PLP. Any amended or modified PLP must be submitted to:</p> <ul style="list-style-type: none"> i) the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au) ii) North Burnett Regional Council. 	
3.	<ul style="list-style-type: none"> (a) Provide written notice to Air Services Australia (vod@airservicesaustralia.com) when construction works are due to commence. (b) Provide written notice to Air Services Australia (vod@airservicesaustralia.com) of the survey height and location of each wind turbine and wind monitoring tower. 	<ul style="list-style-type: none"> (a) At least two weeks prior to construction works commencing (b) Within two weeks of completing of construction of the wind farm
4.	<ul style="list-style-type: none"> (a) Prepare as-constructed plans, in accordance with the Project Layout Plan forming part of this approval. (b) The plans must: <ul style="list-style-type: none"> i) be certified by a Registered Professional Engineer of Queensland or licensed surveyor ii) include the design and location of all permanent aspects of the development, including but not limited to wind turbines, wind monitoring towers/meteorology masts, roads and hardstand areas, site offices, workshops and substations areas, ensuring all aspects are worded consistently with approved plans iii) include co-ordinates for all wind turbines and wind monitoring/meteorology masts iv) include heights above ground level for all wind turbines and wind monitoring/meteorology masts. (c) Submit the as-constructed plans to: <ul style="list-style-type: none"> i) Airservices Australia (vod@airservicesaustralia.com) ii) North Burnett Regional Council iii) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au). 	Prior to commencement of construction works for each stage of the wind farm
Air safety		
5.	<ul style="list-style-type: none"> (a) Masts/wind monitoring towers must include the following lighting and marking measures: <ul style="list-style-type: none"> i) paint the top one third in alternating contrasting bands of colour ii) marker balls, high visibility flags or sleeves on the outside guy wires consistent with the National Airports Safeguarding Framework Guideline D, version 4.1.3 and dated 15/07/2012 	(a) On completion of each individual meteorological mast/wind monitoring tower, and to be retained

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	<ul style="list-style-type: none"> iii) where located above ground, contrasting colours to the surrounding ground/vegetation on the guy wire ground attachment points iv) hazard lighting to be installed. <p>(b) Wind Turbines must include the following lighting and marking measures:</p> <ul style="list-style-type: none"> i) the rotor blades, the nacelle and the upper two thirds of the supporting mast of wind turbines must be painted either white, off white or light grey ii) the wind turbine blades must have a low reflectivity finish/treatment iii) the number of turbines to be lit must be established by a suitably qualified aviation consultant in accordance with item 35 of the Commonwealth Government's (2014) National Airports Safeguarding Framework – Guideline D – Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/ Wind Monitoring Towers. <p>(c) Submit evidence from a suitably qualified aviation expert that this condition has been complied with to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p> <p><i>NOTE: The frequency range of the LED light emitted must fall within the range of wavelengths 655 to 930 nanometres.</i></p>	<p>at all times</p> <p>(b) On completion of each individual wind turbine, and to be maintained at all times</p> <p>(c) Prior to commencement of use</p>
6.	<ul style="list-style-type: none"> a) Prepare a Wind Monitoring Tower Management Plan/Meteorology Masts Marking Plan (WMTMP/MMMP). b) The WMTMP/MMMP required under part (a) of this condition must: <ul style="list-style-type: none"> i) be prepared by a suitably qualified aviation expert ii) specify marking measures for each wind monitoring tower in accordance with Paragraph 8.110 of Part 139 (Aerodromes) Manual of Standards 2019 (as amended), compilation date 13 August 2020 iii) identify hazard lighting where it is recommended by CASA. c) Install and activate the marking and lighting measures as recommended by the WMTMP/MMMP. d) Submit evidence to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au) that part (c) of this condition has been complied with. 	<p>(a) and (b) Prior to construction of any wind monitoring tower and /or Meteorology Masts</p> <p>(c) On completion of construction of each individual wind monitoring tower and / or Meteorology Masts, and to be maintained at all times</p> <p>(d) Within two weeks of the completion of construction of each individual wind monitoring tower and / or Meteorology Masts</p>

No.	Conditions of development approval	Condition timing
Amenity		
7.	<p>(a) The development should be designed, constructed and operated to ensure that blade shadow flicker impact at any sensitive land use within 265m x maximum blade cord does not exceed:</p> <ul style="list-style-type: none"> i) 30 hours per annum and 30 minutes per day; or ii) the level agreed between the applicant and the relevant landowner/s via a formal deed of release. 	(a) At all times
8.	<p>a) Prepare an updated Noise Impact Assessment (NIA) in accordance with the Project Layout Plan forming part of this approval.</p> <p>b) The NIA must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified acoustic consultant ii) reflect the final wind turbine model and ancillary equipment selection and siting (resulting from detailed design) and address the following criteria for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height iii) with respect to the Battery Energy Storage System (BESS), demonstrate compliance with the acoustic quality objectives in the Queensland Environmental (Noise) Policy 2019 at all existing noise affected sensitive receptors as at the date of this approval iv) demonstrate compliance with the following criteria (whichever is the greater), for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height): <ul style="list-style-type: none"> • for all existing noise affected sensitive land uses on host lots (as at the date of this approval): <ul style="list-style-type: none"> ○ an outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 45dB(A), or ▪ the background noise (LA90) by more than 5dB(A) • at all existing noise affected sensitive land uses on non-host lots (as at the date of this approval): <ul style="list-style-type: none"> ○ an outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 35dB(A), or ▪ the background noise (LA90) by more than 5dB(A) ○ an outdoor (free-field) day-time (6am to 10pm) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 37dB(A), or 	Prior to commencement of construction works for each stage of the wind farm

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> ▪ the background noise (LA90) by more than 5dB(A) ○ alternatively, the acoustic level agreed between the applicant/operator and the non-host lot owner/s via a formal deed of release and not exceeding an outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 45dB(A), or ▪ the background noise (LA90) by more than 5dB(A). <p>c) Submit the NIA to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au).</p> <p><i>Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ with suitable acoustic experience.</i></p>	
9.	<p>a) Prepare an Operational Noise Strategy (ONS) in accordance with the PLP.</p> <p>b) The ONS required by part (a) of this condition must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified acoustic consultant ii) detail any necessary operating measures / regime or wind sector management measures required to ensure noise emissions achieve the following criteria (whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height): <ul style="list-style-type: none"> • at all existing noise affected sensitive land uses on host lots as at the date of this approval <ul style="list-style-type: none"> ○ an outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 45dB(A), or ▪ the background noise (LA90) by more than 5dB(A) • at all existing, as at the date of this approval, noise affected sensitive land uses on non-host lots: <ul style="list-style-type: none"> ○ An outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 35dB(A), or ▪ the background noise (LA90) by more than 5dB(A) ○ An outdoor (free-field) day-time (6am to 10pm) A-weighted acoustic level of: 	<p>(a) to (c) Twelve months following the commencement of operation of the relevant stage of the wind farm</p> <p>(d) At all times following the commencement of operation of the relevant stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> ▪ 37dB(A), or ▪ the background noise (LA90) by more than 5dB(A) <ul style="list-style-type: none"> ○ Alternatively, the acoustic level agreed between the applicant/operator and the non-host lot owner/s via a formal <u>deed of release</u> and not exceeding an outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ul style="list-style-type: none"> ▪ 45dB(A), or ▪ the background noise (LA90) by more than 5dB(A). <p>c) Submit the ONS to Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au).</p> <p>d) Operate the wind farm in accordance with the ONS.</p> <p><i>Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ with suitable acoustic experience.</i></p>	
10.	<p>(a) Prepare a Noise Monitoring Plan (NMP) and Noise Monitoring Report (NMR) in accordance with the Project Layout Plan.</p> <p>b) The NMP must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified acoustic consultant. ii) be prepared in accordance with Appendix 4 of <i>State code 23: Wind farm development – Planning guideline</i>, July 2018 iii) include the requirement to undertake operational noise monitoring once within three (3) months and once following nine (9) months of the commencement of the windfarm (all turbines operating). <p>c) The NMR must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified acoustic consultant ii) outline the results of the operational noise monitoring in the NMP. <p>d) Submit the NMP and NMR to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au).</p> <p>e) Undertake noise monitoring in accordance with the NMP.</p> <p><i>Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ with suitable acoustic experience.</i></p>	<p>(a) to (c) Prior to commencement of operation of the relevant stage of the wind farm</p> <p>(d) Within 2 months of completion of the monitoring required in part (b) of this condition</p> <p>(e) At all times after commencement of operation of the wind farm</p>

No.	Conditions of development approval	Condition timing
Telecommunications		
11.	<p>(a) Prepare a pre-construction assessment of the television and radio reception strength in accordance with the Project Layout Plan forming part of this approval.</p> <p>(b) The pre-construction assessment must:</p> <ul style="list-style-type: none"> i) be carried out by a suitably qualified and experienced independent television and radio monitoring specialist ii) be undertaken at the location of any existing or approved dwellings as at the date of this approval that are within 5 kilometres of any proposed wind turbine iii) include testing at locations to be determined by the television and radio monitoring specialist to enable the average television and radio reception strength to be determined. <p>(c) Submit the pre-construction assessment of television and radio reception strength required by part (a) of this condition to Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p>	(a) to (c) Prior to the commencement of construction works for each stage of the wind farm
12.	<p>(a) Prepare a post-construction assessment of the television and radio reception strength.</p> <p>(b) The post-construction assessment must:</p> <ul style="list-style-type: none"> (i) be undertaken at the location of any existing or approved dwellings as at the date of this approval situated within five (5) kilometres of any wind turbine (ii) include testing at locations to be determined by the independent television and radio monitoring specialist to enable the average television and radio reception strength to be determined. <p>(c) If the post-construction assessment establishes an unacceptable increase in interference to reception as a result of the wind farm, as determined by the television and radio monitoring specialist, measures to restore the affected reception to pre-construction quality must be undertaken.</p> <p>(d) If a complaint is received regarding the effect of the facility on television or radio reception at a pre-existing dwelling within 5 kilometres of the site, the operator must:</p> <ul style="list-style-type: none"> (i) investigate the complaint in accordance with the Complaint Investigation and Response Plan required by this permit (ii) if the investigation indicates that the facility has had a detrimental impact on the quality of reception, restore reception at the pre-existing dwelling to at least the quality determined in the pre-construction assessment of the television and radio reception strength required by this permit <p>(e) Submit the post-construction assessment of television and radio reception strength to the Department of State Development,</p>	<p>(a) and (b) Within three months of the commencement of operation of the relevant stage of the wind farm</p> <p>(c) and (d) Within one month of completion of the post-construction assessment required by (a)</p> <p>(e) Within six months of completion of the post-construction assessment required by (a) and (b)</p>

No.	Conditions of development approval	Condition timing
	Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).	
13.	<p>a) Prepare a final Electromagnetic Interference (EMI) report.</p> <p>b) The EMI must:</p> <ol style="list-style-type: none"> i) be prepared by a suitability qualified person ii) be prepared in consultation with the Bureau of Meteorology to confirm the proposal does not have an unacceptable impact on the operation of weather radars and identify any mitigation measures required. <p>c) Submit the final EMI report to:</p> <ol style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au) ii) North Burnett Regional Council iii) Bureau of meteorology (windfarmenquiries@bom.gov.au) iv) Energy Queensland (townplanning@ergon.com.au). <p>d) Construct and operate the development in accordance with the EMI report including any required mitigation measures.</p> <p><i>Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (electromagnetic interference).</i></p>	<p>(a) to (c) Prior to commencement of construction works</p> <p>(d) At all times following the commencement of construction of the wind farm</p>
Flora and fauna		
14.	<p>a) Prepare a Vegetation and Fauna Management Plan (VFMP) in accordance with the PLP.</p> <p>b) The VFMP must be prepared by a suitably qualified ecologist and include:</p> <ol style="list-style-type: none"> i) the location and extent of all site works including all proposed infrastructure and areas of earthworks ii) details of all measures to identify and avoid fauna resources and habitats prior to clearing iii) measures to protect and recover fauna during clearing operations, including: <ul style="list-style-type: none"> • presence of a qualified fauna spotter/wildlife officer during clearing operations • pre-clearing inspections • staging and sequence of clearing • recovery procedures • the location and description of all significant vegetation to be retained and that to be removed 	<p>(a) to (c) Prior to commencement of construction works for each stage of the wind farm</p> <p>(d) At all times during construction works</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> • a description of all measures to be used to protect significant vegetation and habitat features to be retained during construction • the location and extent of storage and stockpile areas for cleared vegetation and site mulch • measures to ensure bank stability, water quality as a result of clearing within watercourse or drainage features • measures to ensure the protection or restoration of habitats as a result of clearing within watercourse or drainage features. <p>(c) Submit the VFMP to:</p> <p>(i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p> <p>(ii) North Burnett Regional Council.</p> <p>(d) Implement all measures detailed in the VFMP.</p> <p><i>Note: Suitably qualified ecologist means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (vegetation and fauna management).</i></p>	
15.	<p>a) Undertake the rehabilitation in accordance with Part 4 the Preliminary Post-Construction Rehabilitation Plan, prepared by ERM.</p> <p>b) Submit evidence prepared by a suitability qualified person that all elements of this condition have been complied with and rehabilitation has been completed to:</p> <p>i) the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au)</p> <p>ii) Natural Resource Assessment, Department of Resources (vegetation.support@resource.qld.gov.au).</p> <p><i>Notes: Evidence should include the following:</i></p> <ul style="list-style-type: none"> • <i>site-specific rehabilitation criteria regarding vegetation (regional ecosystems), habitat, slopes and erosion, to reflect the site condition prior to vegetation clearance and construction</i> • <i>identification of areas that needed to be completely rehabilitated, partially rehabilitated and those that are unable to be progressively rehabilitated until decommissioning (including detailed maps)</i> • <i>specific rehabilitation methodology of various areas such as access tracks, waterway crossings, wind turbine pads, construction and laydown compounds, and infrastructure built upon slopes.</i> 	<p>(a) As indicated</p> <p>(b) Within 20 business days from completion of stage of the wind farm</p>
16.	<p>a) Prepare a rehabilitation monitoring report for the first five operational years of the project.</p>	<p>(a) and (b) Be undertaken annually for the first</p>

No.	Conditions of development approval	Condition timing
	<p>b) The report must:</p> <ul style="list-style-type: none"> i) provide details of native vegetation regeneration progress, presence of weeds or other disturbance ii) provide details of: <ul style="list-style-type: none"> • plant growth, • % cover and survival rates • plant losses through herbivores, disease, vandalism, storm damage, etc • weed regrowth and control measures • plant replacement • guard repair and weeding inside guards • maintenance watering regime (if required based on prevailing weather conditions). <p>c) Submit the rehabilitation monitoring reports to:</p> <ul style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au) ii) Natural Resource Assessment, Department of Resources (vegetation.support@resource.qld.gov.au). 	<p>four operational years after the wind farm has commenced, with a final report to be undertaken at the end of the fifth operational year</p> <p>(c) First report within 12 months from full operation of the wind farm, then every calendar year from the first report submission</p>
17.	<p>a) Prepare a Cleared Vegetation Plan (CVP).</p> <p>b) The CVP must be prepared by a suitably qualified person and include:</p> <ul style="list-style-type: none"> i) methods of onsite re-use of cleared vegetation where practicable ii) methods of salvage of cleared vegetation where practicable, including but not limited to off-site reuse opportunities, for example, donation of mulched material or large logs iii) identification of the location and extent of storage and stockpile areas for cleared vegetation iv) measures to prevent cleared vegetation from being stacked or pushed against mature trees, habitat trees or tall immature trees v) where burning of cleared vegetation is proposed, demonstrate that it is considered a feasible option, and outline the likely extent to which it may be undertaken and control/management measures for burning activities vi) measures to manage the bushfire risk of cleared vegetation vii) an estimate of the amount of cleared vegetation to be removed from the site. <p>c) Submit the CVP to the Department of State Development, Infrastructure, Local Government and Planning</p>	<p>(a) to (c) Prior to commencement of construction works</p> <p>(d) As identified in the CVP</p>

No.	Conditions of development approval	Condition timing
	<p>(windfarms@dsdilgp.qld.gov.au).</p> <p>d) Implement measures to manage and reuse the cleared vegetation generally in accordance with the CVP.</p> <p><i>Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (planning vegetation clearing).</i></p>	
18.	<p>(a) Prepare a finalised Bird and Bat Management Plan (BBMP).</p> <p>(b) The BBMP must:</p> <ul style="list-style-type: none"> (i) Be prepared by a suitably qualified ecologist (ii) Be based on the final project footprint (iii) Identify all 'at risk' bird and bat species (i.e. all threatened and common species), seasons, and areas within the project site which may attract high levels of mortality (iv) incorporate baseline data, including where relevant, additional pre-operational surveys, Collision Risk Modelling and Population Viability Analysis (v) identify threshold (trigger) levels for all species (vi) identify mitigation measures and implementation strategies to reduce impacts on bird and bat species (vii) include a decision-making framework and adaptive management approach, including triggers for mitigation measures such as operational shut-down of relevant turbines during certain periods. <p>(c) Submit the BBMP to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au).</p> <p>(d) Implement measures and operate the development in accordance with the BBMP.</p> <p><i>Note: Suitably qualified ecologist means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (bird and bat management).</i></p>	<p>(a) to (c) Prior to the commencement of operation of the wind turbine(s)</p> <p>(d) At all times following commencement of operation of the relevant stage of the wind farm</p>
19.	<p>a) Prepare an additional bird utilisation survey.</p> <p>b) The survey must:</p> <ul style="list-style-type: none"> i) be certified by a suitably qualified ecologist ii) be undertaken over two seasons after the commencement of the use iii) collect baseline data in accordance with a Before-After-Control-Impact (BACI) design iv) be undertaken in accordance with the following procedure: 	<p>(a) and (b) Within twelve months following the full commencement of the use</p> <p>(c) Within 2 months of completion of the survey work in (b)</p> <p>(d) Within 20 business days from</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> • establish a minimum of 5 bird survey points as per sites surveyed 'before' construction (4 impact sites and 1 reference site) • include 15-minute point-based surveys counting and documenting the distance and flight height of each observed bird in accordance with a BACI sampling design • include two counts of each site in each of four periods of the day (early morning, late morning, early afternoon and late afternoon) corresponding to different periods of bird activity (a total of eight surveys per site) • within the 15-minute point-based survey <ul style="list-style-type: none"> ○ all bird species and numbers of individual birds observed within 200 metres will be recorded ○ the species, the number of birds and the height of the bird when first observed will be documented ○ for species of concern (threatened species, waterbirds and raptors), the minimum and maximum heights will be recorded • each survey point will be counted eight times each survey over the two survey periods (one wet season and one dry season) at different times of the day • compilation of a bird species lists for the site from the formal counts and incidental observations, and mapping of the location (and recording of behaviours) of any rare or threatened species. <p>c) Prepare a first-year post-construction report. The report must:</p> <ol style="list-style-type: none"> i) be prepared by suitably qualified ecologist ii) demonstrate whether the site continues to be utilised by the range of species identified during surveys conducted before the full commencement of the use and assess any changes in abundance or behaviour iii) include a recommendation on the need for additional surveys iv) the BACI sampling design will be tested using the data collected in baseline and post-construction bird utilisation surveys. <p>d) Submit the first-year post-construction report to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au).</p> <p><i>Notes: The BACI sampling design is to be tested using the data collected in baseline and post-construction bird utilisation and bat surveys and results presented in the first-year post-construction report.</i></p> <p><i>Suitably qualified ecologist means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of</i></p>	completion of the first-year post-construction report

No.	Conditions of development approval	Condition timing
	<i>expertise (bird utilisation and bat surveys).</i>	
Vehicular access and transport network		
20.	<p>a) Construct any necessary local and state-controlled road intersection/accesses upgrades and undertake any other required works and impact mitigation strategies in accordance the TIA prepared and required in accordance with this approval.</p> <p>b) Any works required of this condition must:</p> <ul style="list-style-type: none"> i) be certified by a RPEQ ii) be undertaken in accordance with the relevant road planning and design policies, principles and manuals for the relevant local government area/s and the Gladstone Ports Authority iii) be undertaken at no cost to the relevant local government area and Gladstone Ports Authority. <p>c) Submit RPEQ certification that the works have been undertaken in accordance this condition to:</p> <ul style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dcdilgp.qld.gov.au) ii) the relevant local government area/s iii) Gladstone Ports Corporation (planning@gpcl.com.au). 	<p>(a) to (c)</p> <p>Prior to the commencement of operation of the first stage of the wind farm</p>
21.	<p>a) Prepare a Traffic Impact Assessment (TIA) certified by an RPEQ and prepared:</p> <ul style="list-style-type: none"> i) in consultation with the Department of Transport and Main Roads, the relevant local government area/s, and Gladstone Ports Corporation ii) in accordance with the Department of Transport and Main Roads' <i>Guide to Traffic Impact Assessment December 2018</i> (GTIA), relevant Council transport and traffic impact assessment guideline/standards. <p>b) The TIA must consider impacts to local government controlled roads as follows:</p> <ul style="list-style-type: none"> i) identify any impacts from the development on the safety, efficiency and condition of roads ii) recommend strategies to mitigate any impacts of the proposal on the safety, efficiency and condition of the roads, including contributions to road works/maintenance iii) provide a summary of key road-use management strategies and developing community and stakeholder consultation plans iv) includes suitable evidence that potential conflicts on third party land have been resolved with affected third-party stakeholders/adjoining landowners 	<p>(a) to (c) except for (b)(iv)</p> <p>No later than three months prior to the commencement of significant construction works of the wind farm; or six months prior to the commencement of oversize over mass haulage activities, whichever comes first</p> <p>(b)(iv)</p> <p>Within six months post full operation of the wind farm</p> <p>(d) Prior to the commencement of operation of the first</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> v) demonstrate that the haul vehicle configurations proposed can physically perform/achieve manoeuvring paths vi) include a pre-construction dilapidation report and post construction report of the local government controlled road network. c) The TIA must consider impacts to state controlled roads (SRC) as follows: <ul style="list-style-type: none"> i) includes a Transport Management Plan which identifies all potential construction and operational traffic impacts of the State Controlled Road network including ultimate haul routes, identify largest design vehicle (size and weight), conflict points with existing road infrastructure, turn paths, number of vehicles (construction and operation), traffic distribution, traffic control management, management of interaction of haul vehicles with other road users, and hours of operation ii) includes measures to be undertaken to avoid, manage and mitigate the impacts identified in condition (d)(i) iii) includes suitable evidence that potential conflicts on third party land have been resolved with affected third-party stakeholders/adjoining landowners iv) identifies a feasible haul route for the transport of all wind farm components from the relevant port to the construction site. This route must demonstrate that the haul vehicle configurations proposed can physically perform/achieve manoeuvring paths in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual 2nd Edition (RPDM)</i> and <i>Route Assessment Guidelines for Multi-Combination Vehicles in Queensland, October 2013</i> v) includes a pavement impact assessment prepared in accordance with Chapter 13 of the Department of Transport and Main Roads' GTIA. The pavement impact assessment must assess the SCR links impacted by the proposed development, identify the relevant marginal cost rate per SAR-km for each SCR link, and identify a mitigation strategy to ameliorate any impacts along the proposed haul route vi) provides conceptual geometric design drawings that demonstrate the works comply with the RPDM and be wholly contained within existing road corridors, where road works are required on the SCR. d) Submit the TIA to: <ul style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au) ii) the relevant local government area/s iii) Gladstone Ports Corporation (planning@gpcl.com.au) 	<p>stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>iv) Department of Transport and Main Roads to Department of Transport and Main Roads (dcs@tmr.qld.gov.au and QLDAccess_HVROPO@tmr.qld.gov.au).</p> <p><i>Note: Significant construction works means physical construction, including significant and continuous site preparation work such as major clearing or excavation for foundations or the placement, assembly or installation of facilities or equipment at any site related to the project.</i></p> <p><i>Note: oversize over mass haulage activities means loads exceeding 12 tonnes per axle (for platforms) and dimension over 5.5 metres wide x 35 metres long x 5 metres high.</i></p>	
22.	<p>a) Prepare a Haulage Management Plan (HMP).</p> <p>b) The HMP must:</p> <ol style="list-style-type: none"> i) be prepared by a RPEQ ii) include the following details about vehicle and potential construction and operational traffic impacts for the haulage route: <ul style="list-style-type: none"> • vehicle configurations including axle spacings, axle and gross masses, ground contact width, tyre sizes • loaded width, length and height measurements • detailed route identification and assessment • conflict points with existing infrastructure • acceptable swept paths • the vertical geometry of routes • details of how impacts on school bus routes have been addressed • the location of stopping and/or rest areas • the extent of vegetation clearing / earthworks required along the route • information regarding the timing of OSOM movements, including expected travel time from Port to Site – refer to Part 3 and Part 5 of TMR’s Traffic and Road Use Manual • if movements are to be staged, proposed vehicle storage arrangements need to be identified • transport management strategy to ensure that emergency vehicles will be able to pass at all times • contingency planning in the event of a highway closure due to a traffic incident while enroute • identification of how many movements are anticipated, and how long impacted intersections are expected to be affected 	<p>(a) to (b) No later than three months prior to the commencement of significant construction works of the wind farm; or</p> <p>six months prior to the commencement of oversize over mass haulage activities, whichever comes first</p> <p>(c) Prior to the commencement of operation of the first stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>and how this will be managed</p> <ul style="list-style-type: none"> • the location of stopping places, including mandatory rest stops or provide proposed acceptable alternatives • the location of any proposed truck parking bays and their suitability in terms of impacts on adjoining or nearby land uses • investigations of any noise, dust and vibrational impacts associated with moving the large loads and impacts on residents/businesses • investigation of impacts on bridges & other structure to facilitate movements • shipping information including port arrival dates • shipping weights of components to be transported • transport dates from port to storage (laydown area) if required • transport schedule from port/storage area to site/s • incident management plans • communication plans • contacts for local government officers who are involved in the approval processes. Any other contacts who may assist with permit processes. <p>c) Submit the HMP to:</p> <ul style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dcdilgp.qld.gov.au) ii) the relevant local government area/s iii) Gladstone Ports Corporation (planning@gpcl.com.au) iv) Department of Transport and Main Roads to Department of Transport and Main Roads (dcs@tmr.qld.gov.au and QLDAccess_HVROPO@tmr.qld.gov.au). 	
Water quality		
23.	<p>a) Prepare a Stormwater Management Plan (SWMP) in accordance with the PLP.</p> <p>b) The SWMP must:</p> <ul style="list-style-type: none"> i) be certified by a Registered Professional Engineer of Queensland (RPEQ) ii) relate to the operational phase of the wind farm iii) be prepared in accordance with section 2.3 of the Queensland Urban Drainage Manual and demonstrate all stormwater, 	<p>(a) to (c) Prior to the commencement of operation of the relevant stage of the wind farm</p> <p>(d) At all times once the operation of the relevant stage of the wind farm has</p>

No.	Conditions of development approval	Condition timing
	<p>wastewater, discharges and overland flows leaving the site during the operational phase are of the same quality and quantity of receiving waters prior to development.</p> <p>c) Submit the final SWMP to:</p> <p>i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au)</p> <p>ii) North Burnett Regional Council</p> <p>d) Implement measures and operate the development in accordance with the SWMP.</p> <p><i>Note: Significant construction works means physical construction, including significant and continuous site preparation work such as major clearing or excavation for foundations or the placement, assembly or installation of facilities or equipment at any site related to the project.</i></p> <p><i>Note: oversize over mass haulage activities means loads exceeding 12 tonnes per axle (for platforms) and dimension over 5.5 metres wide x 35 metres long x 5 metres high.</i></p>	commenced
Construction and site safety		
24.	<p>a) Prepare a Bushfire Management Plan (BMP) addressing construction and operation activities.</p> <p>b) The BMP must:</p> <p>i) be prepared by a suitably qualified person</p> <p>ii) be prepared in consultation with the Queensland Fire and Emergency Services (QFES)</p> <p>iii) Include a fire hazard analysis</p> <p>iv) Include evacuation procedures for construction workforce in the event of a bushfire emergency</p> <p>v) Include mitigation strategies to achieve the development outcomes in Part E of the State Planning Policy July 2017 – Natural Hazards, Risk and Resilience</p> <p>vi) details of consultation with all host lot owners.</p> <p>c) Provide details and confirmation that consultation with QFES has been undertaken to:</p> <p style="padding-left: 40px;">Office of The Assistant Commission Queensland Fire and Emergency Service sdu@qfes.qld.gov.au</p> <p>d) Submit the BMP to:</p> <p>i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au)</p> <p>ii) North Burnett Regional Council</p>	<p>(a) to (d) Prior to commencement of operation for each stage of the wind farm</p> <p>(e) and (f) At all times</p>

No.	Conditions of development approval	Condition timing
	<p>iii) Queensland Fire and Emergency Service (sdu@qfes.qld.gov.au).</p> <p>e) Operate the development in accordance with the BMP.</p> <p>f) Maintain a copy of the BMP on-site (for example, at the site office) and ensure all relevant landowners, staff, contractors, workers and site visitors are familiar with the relevant requirements of the OBMP.</p> <p><i>Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (bushfire management).</i></p>	
25.	<p>(a) Prepare a Safety and Emergency Management Plan (SEMP) addressing construction and operations.</p> <p>(b) The SEMP must:</p> <ul style="list-style-type: none"> i) Be prepared by a suitably qualified person ii) a Hazard Analysis and Risk Assessment (HARA) undertaken in accordance with AS/NZ ISO 31000:2009 Risk Management Principles and Guidelines and with HB203:2006 Environmental Risk Management Principles and Processes iii) emergency evacuation plans for the construction and operation phases of the development iv) safety management plans and emergency response procedures in consultation with the state and regional emergency service providers and provide an adequate level of training to staff who will be tasked with emergency management activities. <p>(c) Submit the SEMP to:</p> <ul style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dsdilgp.qld.gov.au) ii) North Burnett Regional Council iii) Queensland Fire and Emergency Service (sdu@qfes.qld.gov.au) <p>d) Construct the development in accordance with the SEMP.</p> <p>e) Operate the development in accordance with the SEMP.</p> <p>f) Maintain a copy of the SEMP on-site (for example, at the site office) at all times and ensure all landowners, staff, contractors, workers and site visitors are familiar with the requirements of the SEMP.</p> <p>a) <i>Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (i.e. Engineering, Procurement and Construction Contractor (EPC) or Operations and Maintenance (O&M) Contractor).</i></p>	<p>(a) to (c) Prior to the commencement of construction</p> <p>(d) to (f) At all times during construction and operation of the wind farm</p>
26.	<p>(a) Prepare a Construction Environmental Management Plan (CEMP) in</p>	<p>(a) to (c) Prior to commencement of</p>

No.	Conditions of development approval	Condition timing
	<p>accordance with the PLP.</p> <p>(b) The CEMP must:</p> <ol style="list-style-type: none"> i) be prepared by a suitably qualified person ii) include measures necessary to minimise impacts to agricultural practice including stock routes and cattle movements iii) identify activities necessary to ensure the removal and disposal of waste and details of the nominated waste facilities (waste, except for vegetation must not be burnt or allowed to be burnt onsite) iv) ensure the location of infrastructure required for construction is within the final Project Layout Plan v) provide appropriate weed and pest management in accordance with the Department of Agriculture and Fisheries' principles of pest management vi) include measures to manage construction noise, dust and vibration, including: <ul style="list-style-type: none"> • construction noise in accordance with the Environmental Protection (Noise) Policy 2019 • construction vibration to meet the construction vibration criteria in the Department of Transport and Main Roads' Transport Noise Management Code of Practice dated March 2016 • the activities and equipment likely to generate noise and vibration • identification of the proposed hours of work and what work will be undertaken during those hours, including where works are proposed outside of the hours and days specified in the default noise standards within Chapter 8, Part 3B, Division 3 of the Environmental Protection Act 1994 • the identification of the sensitive receptor locations that may be affected by noise, vibration, and dust emissions from the construction work activities • assessment of potential noise and vibration impacts at sensitive receptors (i.e. via noise modelling) with respect to the relevant criteria • mitigation measures to reduce noise, vibration and dust impacts at sensitive receptors, including: <ul style="list-style-type: none"> • scheduling of activities • consultation with relevant sensitive receptors • an effective complaints resolution process per Condition 30 • a blasting plan 	<p>construction works for each stage of the wind farm</p> <p>(d) During construction for each stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>vii) include erosion and sediment control measures in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association) and includes measures to:</p> <ul style="list-style-type: none"> • prevent accelerated soil erosion • where prevention is not possible, minimise, and mitigate accelerated soil erosion • monitor and respond accelerated soil erosion events <p>viii) achieve no net worsening of stormwater management in accordance with the Queensland Urban Drainage Manual, certified by a Registered Professional Engineer of Queensland (RPEQ)</p> <p>ix) geotechnical and slope stability risk assessment, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>(c) Submit the CEMP to:</p> <ol style="list-style-type: none"> i) Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au) ii) North Burnett Regional Council. <p>(d) Implement identified mitigation measures and undertake construction activities in accordance with the CEMP.</p> <p><i>Notes: Work hours and days proposed in the CEMP, where complying with measures to manage construction noise, dust and vibration outlined in this condition, are taken to be approved work hours and days for the purpose of Schedule 1, Part 1, Item 3 of the Environmental Protection Act 1994.</i></p> <p><i>Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (construction and environmental management).</i></p>	
Monitoring and decommissioning		
27.	<p>(a) Prepare an End of Construction Decommissioning Management Plan DMP.</p> <p>(b) The End of Construction DMP must:</p> <ol style="list-style-type: none"> i) be prepared by a suitably qualified person ii) Address the actions to be undertaken to remove all construction facilities and infrastructure not required for the ongoing operation of the wind farm, including: <ul style="list-style-type: none"> • Removal of above ground non-operational equipment, such as storage areas, site offices, construction areas, access tracks, construction laydown areas. • Removal and clean up of any contamination caused by the 	(a) to (c) 6 months after operation of the wind farm has commenced

No.	Conditions of development approval	Condition timing
	<p>development as defined in the <i>Environmental Protection Act 1994</i></p> <ul style="list-style-type: none"> • rehabilitation/revegetation of all decommissioned areas <p>(c) Submit the DMP to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p>	
28.	<p>(a) Prepare an End of Operation Decommissioning Management Plan (DMP)</p> <p>(b) The End of Operation DMP must:</p> <ol style="list-style-type: none"> i) be prepared by a suitably qualified person ii) address the actions to be undertaken where any or all turbines have permanently ceased operating including: <ul style="list-style-type: none"> • removal of above ground non-operational equipment • removal and clean-up of any contamination caused by the development as defined in the <i>Environmental Protection Act 1994</i> • rehabilitation/revegetation of storage areas, construction areas, access tracks and other areas affected by the decommissioning of the turbines if those areas are not otherwise useful to the ongoing use of the land • a consultation program with relevant parties including surrounding landowners. <p>(c) Submit the DMP to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p> <p>(d) Decommission the wind farm in accordance with the DMP.</p> <p><i>Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (decommissioning large scale industrial developments).</i></p>	<p>(a) to (c) 6 months prior to ceasing operation of the wind farm</p> <p>(d) Once the wind farm has ceased operation</p>
29.	<p>(a) Prepare a Complaint Investigation and Response Plan (CIRP).</p> <p>(b) The CIRP must include:</p> <ol style="list-style-type: none"> (i) a toll-free telephone number and email for complaints and queries iii) how contact details will be communicated to the public iv) a process of investigation to resolve complaints v) a requirement that all complaints will be recorded in an incident register that is to include the following details: <ul style="list-style-type: none"> • the complainant's name and address • a unique reference number for each complaint that is to be 	<p>(a) to (c) Prior to the commencement of construction works</p> <p>(d) within ten business days of the receipt of each complaint</p> <p>(e) and (f) At 12 months following the commencement of construction and</p>

No.	Conditions of development approval	Condition timing
	<p>communicated to the complainant</p> <ul style="list-style-type: none"> • any applicable turbine or monitoring mast reference number • the complainant's concerns including date, time, prevailing conditions, and description of the complaint • the process of investigation undertaken to resolve the complaint • whether or not the complaint has been resolved to the satisfaction of the complainant. <p>(c) Submit the CIRP to the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p> <p>(d) Undertake complaints investigation and response in accordance with the CIRP.</p> <p>(e) Submit a report summarising complaints, investigation and responses. The report must include for each complaint:</p> <ul style="list-style-type: none"> i) the location of the complaint on a map ii) details, investigation and remediation actions undertaken to resolve the complaint iii) any follow up communication with the complainant. <p>(f) Submit the report required under part (e) of this condition to Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au).</p>	thereafter upon request from the Chief Executive administering the <i>Planning Act 2016</i>

No.	Conditions of development approval	Condition timing
Operational work for clearing of native vegetation		
The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Resources 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 conditions:		
30.	<p>a) Clearing of native vegetation must only occur within Area A (A1-A6) as shown on the attached:</p> <ul style="list-style-type: none"> i) Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2209-31508 SDA, version 1, sheets 1-6 ii) Attachment to Vegetation Management Plan VMP 2209-31058 SDA, Derived Reference Points for GPS, pages 1 to 28. <p>b) Clearing of native vegetation must not exceed 178.57 hectares and is subject to other conditions included in this decision notice.</p>	At all times

No.	Conditions of development approval	Condition timing
31.	Clearing, where it occurs within the relevant distance of a watercourse or drainage feature within Area A as shown on Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2209-31508 SDA, version 1, sheets 1-6, must not exceed 2.58 hectares.	At all times
32.	<p>(a) Clearing in an endangered regional ecosystem within Area A as shown on Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2209-31508 SDA, version 1, sheets 1-6, must not exceed 12.54 hectares.</p> <p>(b) Clearing in an of concern regional ecosystem within Area A as shown on Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2209-31508 SDA, version 1, sheets 1-6, must not exceed 13.2 hectares.</p>	At all times
33.	Clearing in essential habitat within Area A as shown on Vegetation Management Plan, prepared by the Queensland Government, reference VMP 2209-31508 SDA, version 1, sheets 1-6, must not exceed 24.4 hectares.	At all times
34.	<p>a) Enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matters of state environmental significance being:</p> <p>i) 1.58 hectares of regulated vegetation within the defined distance of a stream order one (1) watercourse</p> <ul style="list-style-type: none"> • 1.42 hectares of least concern regional ecosystem (12.12.5) • 0.16 hectares of endangered regional ecosystem (12.12.12/12.3.3) <p>ii) 12.54 hectares of regulated vegetation being endangered regional ecosystem 12.12.12/12.3.3</p> <p>iii) 12.53 hectares of regulated vegetation being of concern regional ecosystem 12.12.8/12.12.5/12.12.7</p> <p>iv) 0.7 hectares of regulated vegetation being of concern regional ecosystem 12.11.6/12.11.8/12.11.14.</p>	Prior to commencing any works that impact on the essential habitat for that species
35.	<p>a) Prepare an Erosion and Sediment Control Plan (ESCP).</p> <p>b) The ESCP required under part (a) of this condition must:</p> <p>i) be prepared by an appropriately qualified professional</p> <p>ii) address and manage potential impacts caused by clearing on the site</p> <p>iii) be prepared, in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</p> <p>iv) include recommended measures to:</p>	<p>(a) to (c) Prior to commencing any works that impact on clearing prescribed regional ecosystems and specifically within the defined distance of a watercourse.</p> <p>(d) At all times</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> • prevent accelerated soil erosion • where prevention is not possible, minimise and mitigate accelerated soil erosion • monitor and respond accelerated soil erosion events. <p>c) Submit a copy of the ESCP required under part (a) of this condition to:</p> <p>i) the Department of State Development, Infrastructure, Local Government and Planning (windfarms@dasilgp.qld.gov.au)</p> <p>ii) Natural Resource Assessment, Department of Resources (vegetation.support@resource.qld.gov.au).</p> <p>d) Implement the erosion and sediment control measures identified within the ESCP required under parts (a) and (b) of this condition.</p> <p><i>Note: Appropriately qualified professional means a person(s) who has professional qualifications, training, skills and experience relevant to erosion control, soil chemistry and/or salinity management chemistry and can give authoritative assessment, advice and analysis in relation erosion and sediment control using the relevant protocols, standards, methods or literature.</i></p>	
36.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	At all times
37.	Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the 'Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)' to avoid and consequential unauthorised clearing.	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.
2.	This development application was also taken to be an application for a road access location, under section 62A(2) of Transport Infrastructure Act 1994. However, a decision has not been given as part of this development application – approval is to be obtained separately from the Department of Transport and Main Roads.

Attachment 3—Reasons for the decision

(Given under section 63(5) of the *Planning Act 2016*)

The reasons for the department's decision are:

The development complies with relevant State codes being: State Code 16: *Native vegetation clearing* and State Code 23: *Wind farm development* of the State Development Assessment Provisions.

The approval extensively conditions the application to ensure that the development is appropriately located, sited, designed and operated through aspects including:

- maintaining the safety, operational integrity and efficiency of air services and aircraft operations
- minimising risks to human health, wellbeing and quality of life by ensuring acceptable levels of amenity and acoustic emissions at sensitive land uses
- minimising and mitigating impacts on the natural environment (fauna and flora) and associated ecological processes
- not unreasonably impacting on the character, scenic amenity and landscape values of the locality
- maintaining the safe and efficient operation of local transport networks and road infrastructure
- requiring a comprehensive haulage plan to be prepared to minimise, as far as practical, the disruption and implications that will rise from the heavy and oversized haulage of wind farm components from the Cairns port to the construction site.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 3.0), as published by the department
- The Development Assessment Rules
- Technical agency responses
- Third party advice received
- Comments received
- SARA DA Mapping system.

Attachment 4—Negotiated decision provisions

Attachment 5—Appeal provisions

Attachment 6—Approved plans and specifications

(given under section 43 (b) of the Planning Regulation 2017)