

## SDA approval - conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	To be maintained at all times

**Table 1 – approved plans and documents**

Title	Prepared By	Document No	Date
Proposed site infrastructure	Aecom	60578707-SK-101	20/03/19
Proposed site access	Aecom	60578707-SK-102	20/03/19
Potential staging plan	Aecom	60578707-SK-103	20/03/19
Indicative site compound layout plan	Aecom	60578707-SK-104	12/11/18
Indicative O&M Compound refuelling and washdown layout plan	Aecom	50678707-SK-105	12/11/18
Bushfire management plan	Land and environment consultants	18055	4/10/18
Aldoga solar farm: Ecological Assessment Report – Final Report	GHD		September 2018
Aldoga Solar Farm Landscape and visual impact assessment	Lat27 Pty Ltd	181003	3/10/18
Surface water assessment	Aecom	60678707	3/10/18
Traffic Impact assessment	Access traffic	AEC0118-003	4/10/18

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General and Gladstone Regional Council in writing of the date of commencement of: (a) site works, (b) construction, and (c) occupation and use.	<i>Within 10 business days of commencement of the relevant stage</i>

Condition 3 - auditing		Timing
3.1	Prepare and submit relevant audit reports to the Coordinator-General within 30 business days of the following: (a) commencement of site works for Stage 1 (b) completion of Stage 1 construction confirming all conditions have been complied with. (c) commencement of site works for Stage 2 (d) completion of Stage 2 confirming all conditions of this approval have been complied with.  Each audit report must include the information requested in <b>Enclosure 1</b> .  <i>Note: if development is not staged an audit report is required within 30 business days of commencement of site works and completion</i>	<i>As indicated</i>



	<p>(b) frequency of service, number and capacity of buses to match any shift change times; and</p> <p>(c) adequate availability of car parking spaces at the pick-up and drop-off points.</p> <p><i>Note: the RUMP will be submitted to Department of Transport and Main Roads for review.</i></p>	
8.2	Erect temporary “Trucks (crossing or entering)” (T2-25) signs on both Gladstone – Mt Larcom Road approaches to the Flynn Road intersection and on both Bruce Highway approaches to the Narrows Road intersection during the construction period. These signs must be removed at the completion of the construction period.	<i>For the full duration of the construction period</i>

<b>Condition 9 - vehicle parking</b>		<b>Timing</b>
9.1	All parking is to occur on site.	<i>At all times</i>
9.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with AS2890.1: 2004 Parking facilities: Part 1 and AS2890.2:2002: Part 2.	<i>Prior to commencement of the use and to be maintained at all times</i>

<b>Condition 10 - construction management plan</b>		<b>Timing</b>
10.1	<p>Submit to the satisfaction of the Coordinator-General a construction management plan (which includes a Traffic Management Plan) prepared by a RPEQ that includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) management of noise and dust generated from the site during and outside construction work hours</li> <li>(b) erosion and sediment control provisions</li> <li>(c) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), creating any ponding and causing any actionable nuisance to upstream or downstream properties</li> <li>(d) demonstration that there will be no disruption to the safety (including short stacking) and efficiency of The Narrows Road railway level crossing (ID:927 at 564.865km) of the North Coast Line during construction</li> <li>(e) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions</li> <li>(f) measures to mitigate risks to the local environment as per section 5 of the Aldoga solar farm: Ecological Assessment Report – Final Report in Table 1</li> <li>(g) management of potential and identified cultural heritage values on the site</li> <li>(h) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.</li> </ul> <p><i>Note: the construction management plan will be submitted to Department of Transport and Main Roads for review.</i></p>	<i>Prior to obtaining approval for Building Works or Operational Works (whichever occurs first)</i>

10.2	Undertake all works generally in accordance with the construction management plan which must always be current and available on site during the construction period.	<i>At all times during construction</i>
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<b>Condition 11 – roads and access</b>		
11.1	The condition of Narrows Road, Flynn Road and Cullen Road that will be impacted by the construction of the use must be maintained to a sufficient standard such that the roads are safe and trafficable, and that nuisance impacts such as dust, are appropriately mitigated.	<i>At all times during construction</i>
11.2	A pre-construction dilapidation inspection and report must be undertaken and approved by Gladstone Regional Council's Development Services on the sealed and unsealed sections of Narrows Road, Flynn Road and Cullen Road that will be impacted by the construction of the use.	<i>Prior to commencement of construction</i>
11.3	Once construction works have ceased, a post construction dilapidation inspection and report must be undertaken and approved by Gladstone Regional Council's Development Services on the sealed and unsealed sections of Narrows Road, Flynn Road and Cullen Road that will be impacted by the construction of the use. Where the condition of any of the aforementioned roads has decreased during construction, prior to commencing the use, the Applicant must reinstate the road(s) to the condition of the road(s) as identified in the pre-construction dilapidation report. <i>Note: the road is to be maintained to Gladstone Regional Council's appropriate Road level of Service at all times during construction.</i>	<i>As indicated</i>
11.4	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

<b>Condition 12 – site based management plan</b>		<b>Timing</b>
12.1	Submit to the satisfaction of the Coordinator-General a Site Based Management Plan (SBMP) certified by an independent suitably qualified third party that: (a) includes both stormwater quantity and quality (b) is in accordance with the Engineering Design Planning Scheme Policy under the <i>Our Place Our Plan Gladstone Regional Council Planning Scheme</i> and the State Planning Policy – July 2017. <i>Note: the SBMP will be submitted to the Gladstone Regional Council for review.</i>	<i>Prior to the commencement of site works for the relevant stage</i>
12.2	Undertake all works generally in accordance with the SBMP which must always be current and available on site.	<i>At all times</i>

<b>Condition 13 – stormwater and flooding</b>		<b>Timing</b>
13.1	The development is required to achieve non-worsening and no-actionable nuisance in terms of stormwater quantity and stormwater quality at both construction and operational stage.	<i>At all times</i>
13.2	Water from the rainwater tanks shall not be discharged towards the stormwater lawful point of discharge.	<i>At all times</i>

<b>Condition 14 – stormwater and flooding – railway corridor</b>		<b>Timing</b>
14.1	Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the railway corridor.	<i>At all times</i>



16.3	Submit fire management plans to the Coordinator-General for each of the construction and operational phases of the development as per the recommendations contained in the Bushfire Management Plan in condition 1 Table 1.	<i>Prior to construction of the relevant stage</i>
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<b>Condition 17 – landscaping</b>		<b>Timing</b>
17.1	Submit to the satisfaction of the Coordinator-General, a Landscaping Plan prepared in accordance with Table 9.3.5.3.2 – Plant Species List of the Landscaping Code of the <i>Our Place Our Plan Gladstone Regional Council Planning Scheme</i> and the Capricorn Municipal Development Guidelines – Landscaping C273 Construction Specification. The Landscape Plan must: (a) demonstrate how areas will be adequately screened to protect local views, vistas and sightlines as well as its visibility from roads and other public viewpoints impacted by the development in accordance with the recommendations of the Visual Impact Assessment in Table 1 (b) incorporate all recommendations outlined within the Visual Impact Assessment and be certified by a Landscape Architect (c) indicate appropriate ground cover to be established between the rows of solar panels and underneath the panels. The proposed ground cover must be maintained at all times during the use  <i>Note: Gladstone Regional Council’s construction specification is located within Capricorn Municipal Development Guidelines – Drawings and Specifications at <a href="http://www.cmdg.com.au/index.htm">http://www.cmdg.com.au/index.htm</a>. The Landscaping Plan will be submitted to Gladstone Regional Council for review.</i>	<i>Prior to commencement of use for the relevant stage</i>
17.2	Landscaping areas are to be constructed with an appropriate irrigation system if required. Details of any irrigation system or appropriate watering plan (as determined by reference to the plant species to be used) are to be provided as part of the Landscaping Plan. If it is determined an irrigation system is not required supporting information is required to be submitted in this regard.	<i>Prior to commencement of use for the relevant stage</i>
17.3	Landscaping areas identified in the Landscaping Plan that require irrigation or a Water Management Plan must be constructed prior to the commencement of the use.	<i>Prior to commencement of the use</i>
17.4	Implement the works in the landscape plan.	<i>Within six (6) months of the commencement of use for the relevant stage</i>
17.5	Maintain landscaping including ground cover and irrigation systems and replace any failed or failing trees or shrubs.	<i>At all times</i>

<b>Condition 18 – weed management</b>		<b>Timing</b>
18.1	Submit to the satisfaction of the Coordinator-General a Weed Management Plan prepared by a suitably qualified person as per the mitigation measures in the Aldoga solar farm: Ecological Assessment Report – Final Report in Table 1 for both the construction and operation phase of the development. Among other things, the plan is to detail:	<i>Prior to commencement of use for the relevant stage</i>

	<p>(a) hygiene protocols restricting the movement of vegetation and soil between impacted areas and areas of significantly lower weed infestation</p> <p>(b) protocols for monitoring and management of weeds to identify and appropriately respond to significant changes in weed distribution and density.</p> <p><i>Note: the Weed Management Plan will be submitted to Gladstone Regional Council for review.</i></p>	
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<b>Condition 19 - repair of damage</b>		<b>Timing</b>
19.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of use and ongoing</i>

<b>Condition 20 – waste management</b>		<b>Timing</b>
20.1	Submit to the Coordinator-General a Waste Management Plan prepared in accordance with the Waste Management Planning Scheme Policy of the <i>Our Place Our Plan Gladstone Regional Council Planning Scheme</i> .	<i>Prior to commencement of use for the relevant stage</i>
20.2	The waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.	<i>Prior to commencement of use for the relevant stage</i>
20.3	All permanent open storage areas shall be adequately screened to ensure it does not detract from the visual amenity of the area.	<i>Prior to commencement of use for the relevant stage</i>

<b>Condition 21 – lighting</b>		<b>Timing</b>
21.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with AS4282:1997 Control of obtrusive effects of outdoor lighting.	<i>To be maintained</i>
21.2	Ensure all lighting at ground level and associated ground level areas are focused downwards and provided with hoods, shades or other permanent devices to direct illumination downwards.	<i>Prior to the commencement of the use for the relevant stage and to be maintained</i>

<b>Condition 22 – ‘As Constructed’ plans</b>		<b>Timing</b>
22.1	Submit to the Coordinator-General ‘As Constructed’ detailed plans certified by an RPEQ or other independent suitably qualified person.  The plans must show all relevant elements of the development. Plans must be submitted to the Coordinator-General in electronic pdf.	<i>Within 30 business days of the commencement of the use for the relevant stage</i>

<b>Condition 23 – temporary works and uses</b>		<b>Timing</b>
23.1	All temporary works/uses listed below are to remain no longer than 18 months from the completion of construction of the	<i>As indicated</i>

	<p>relevant stage, unless otherwise agreed to in writing by the Coordinator-General:</p> <p>(a) temporary laydown areas and site compound on Lot 2 SP301578 shown on plan 60578707-SK-102.</p> <p>(b) temporary construction access over Lot 2 SP301578 (site access point D), Lot 1 on SP260750 (site access point A) and Cullens Road (site access point B) shown on plan 60578707-SK-102.</p>	
23.2	<p>Provide notification and photographic evidence to the Coordinator-General that the temporary laydown area and temporary construction access has been decommissioned and the site rehabilitated.</p>	<p><i>Within 30 business days of the completion of all decommissioning activities</i></p>

<b>Condition 24 – cultural heritage</b>		<b>Timing</b>
24.1	<p>Submit to the Coordinator-General confirmation that the proponent has complied with the duty of care obligations under the <i>Aboriginal Cultural Heritage Act 2003 (Qld)</i>.</p>	<p><i>Prior to the commencement of onsite works</i></p>



## Advice

### Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

### Other approvals

This approval relates solely to the material change of use for Renewable Energy Facility (solar farm) and Substation within the Gladstone State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Approval to use the track on Lot 1 on SP260750 is required. Discussions are recommended with State Development Area Division officers in relation to this.

### Gladstone Regional Council

Other development permits to be obtained from Gladstone Regional Council for the development include:

- operational works,
- building works, and
- plumbing and drainage works.

The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016* for the removal of any existing structures. The removal of the structures is to occur prior to any Building Works for the approved Development.

The applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the Planning Act 2016 and construction is to comply with the Plumbing and Drainage Act 2002 and the requirements of other relevant authorities.

As part of any Development Application for Building Works, a water tank is to be constructed in association with the ancillary proposed Control Building for on-site water.

As part of any Development Application for Plumbing and Drainage works, any on-site effluent disposal systems are to be sited above 1% of the Defined Flood Event flood level in accordance with State Planning Policy Mapping – Flood Hazard Area – level 1 – Qld Floodplain Assessment Overlay.

### Department of Transport and Main Roads

The applicant should consult with the railway manager (Aurizon) regarding the requirement for a Construction Management Plan. Please contact Mariese Murphy of Aurizon on telephone number (07) 3019 1171 or at [Mariese.Murphy@aurizon.com.au](mailto:Mariese.Murphy@aurizon.com.au) in relation to this matter.

Under the *Transport Infrastructure (Rail) Regulation 2006* permission from the Railway Manager (Aurizon) is required to take over dimensional road loads across Aurizon Infrastructure (e.g. rail level crossings). Further information can be obtained from Aurizon's website at: <http://www.aurizon.com.au/network/overdimensional-loads>.

Should the provision of a RUMP not be agreed to, there will likely be significant traffic impacts on the State-controlled Road network due to the movement of approximately 500 construction workers at peak times between their domiciles and the worksite. In this instance, a revised Traffic Impact Assessment must be provided a minimum of three (3) months prior to commencement of construction activities to assess the impacts of these additional traffic movements and suitable mitigation measures must be provided to ensure no significant impacts result to the SCR network.

In relation to the condition for the provision of temporary "Trucks (crossing or entering)" signs (T2-25), the applicant must obtain a Road Corridor Permit approval pursuant to section 50 of the *Transport Infrastructure Act 1994* prior to erection of the required road signs or commencement of any construction works that utilise the Gladstone – Mt Larcom Road / Flynn Road or the Bruce Highway / The Narrows Road / King George Street intersections.

### **Department of Agriculture and Fisheries**

Where possible, all waterways mapped as waterways for waterway barrier works are to be avoided. Where avoidance is not possible works must comply with the *Accepted Development Requirement for Operational Work that is Constructing or Raising Waterway Barrier Works*. Where works cannot meet the accepted development requirements development approval is to be obtained via the State Assessment Referral Agency (SARA).

### **Powerlink**

All works near Powerlink infrastructure must be compliant with Annexure A – generic requirements of the Management of Easement Co-Use Request Guidelines. The guideline is available at:

<https://www.powerlink.com.au/sites/default/files/2018-01/Management%20of%20Easement%20Co-Use%20Requests%20Guideline.pdf>.

Maintain compliance with the terms and conditions of the easement dealing number 703107431.

Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation. In respect to this application the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) meters from the 275 000-volt** wires and exposed electrical parts. Should any doubt exist in maintaining the prescribed clearance to the conductors and electrical infrastructure, then the applicant is obliged under this Act to seek advice from Powerlink.

The SDA approval does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink.

### **Cultural heritage – duty of care**

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

## Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (the auditor) responsible for preparing the audit report, including the auditor(s):
  - name, position, company and contact details
  - qualifications and experience
  - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
  - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
  - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
  - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
  - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
  - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
  - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
  - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
  - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Manufacturing, Infrastructure and Planning website at [www.statedevelopment.qld.gov.au/state-development-areas/applications-and-requests.html](http://www.statedevelopment.qld.gov.au/state-development-areas/applications-and-requests.html) or by contacting the SDA Division on 1800 001 048 or via [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au).