

SARA reference: 1912-14632 SDA

21 February 2020

Forest Wind Holdings Pty Limited
PO Box 1613
NOOSAVILLE QLD 4565
madeleine.page@cleansight.com.au

Attention: Madeleine Page

Dear Madeleine

SARA Decision notice— Forest Wind

(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 Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 19 December 2019.

Decision

Outcome:	Approved, subject to conditions
Date of decision:	21 February 2020
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 the development is not started within the following period: 6 years

Development Details

Description:	Development permit	Material change of use for a wind farm (up to 226 wind turbines) and ancillary uses
SARA role:	Assessment manager	
SARA trigger:	Schedule 4, Part 2, Division 21, Subdivision 2.b.i – Wind farms (Planning Regulation 2017)	
SARA reference:	1912-14632 SDA	
Street address:	2747 Tin Can Bay Road, Toolara Forest; Cooyal Road, Neerdie	
Real property description:	1004FTY1659; 915FTY1775; 1419FTY1697	
Local government areas:	Fraser Coast Regional Council; Gympie Regional Council	

Applicant name: Forest Wind Holdings Pty Limited
 Applicant contact details: PO Box 1613
 Noosaville QLD 4565
 madeleine.page@cleansight.com.au

Additional details

Native title considerations: Native title has been assessed
 Further development permits: No further development permits are required to be obtained before the development can be carried out.
 Level of assessment: Code assessable
 Properly made submissions: 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 Danielle Harris, Principal Planner, on 34527654 or via email DAAT@dsdmp.qld.gov.au who will be pleased to assist.

Yours sincerely



Steve Conner
 Executive Director

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 Fraser Coast Regional Council - enquiry@frasercoast.qld.gov.au
 Gympie Regional Council - planning@gympie.qld.gov.au
 Department of Transport and Main Roads - Wide.Bay.Burnett.IDAS@tmr.qld.gov.au
 Department of Environment and Science - Lindsay.Delzoppo@des.qld.gov.au; todd.kelly@des.qld.gov.au
 Department of Environment and Science – todd.kelly@des.qld.gov.au
 Queensland Fire and Emergency Services – robert.dines@qfes.qld.gov.au
 Civil Aviation Services Authority - gicr@casa.gov.au
 Air Services Australia - Airport.Developments@AirservicesAustralia.com
 Department of Defence - sonya.dare@defence.gov.au

Powerlink - property@powerlink.com.au

Port of Brisbane - andrew.brinkworth@portbris.com.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		
1.	<p>Carry out the approved development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> i. MCU Proposal Plan Fraser Coast Regional Council Area, prepared by CleanSight, Last modified: 12 February 2020, Figure 1A ii. MCU Proposal Plan Gympie Regional Council Area, prepared by Forest Wind and CleanSight, Last modified: 12 February 2020, Figure 1B iii. Indicative Staging Plan Fraser Coast Regional Council Area, prepared by CleanSight, Last modified: 12 February 2020, Figure 1A iv. Indicative Staging Plan Gympie Regional Council Area, prepared by CleanSight, Last modified: 12 February 2020, Figure 1B. <p><i>NOTE: Micro-siting of temporary and permanent wind monitoring towers, roads and hardstand areas, underground and overhead powerlines, temporary laydown areas and stockpiles, battery storage, substations, site offices, workshops and temporary construction compounds is permitted within the Forest Wind Project Area as shown on the plans referred to in this condition. Micro-siting of wind turbines is permitted within 100m of the wind turbine locations shown on plans referred to in this condition, providing each turbine is micro-sited:</i></p> <ul style="list-style-type: none"> i. <i>within the Forest Wind Project Area shown on the plans referred to in this condition; and</i> ii. <i>at least 1,500 metres from an existing or approved <u>sensitive land use</u>, as at the date of this approval on a non-host lot, or alternatively, any lesser setback agreed by the non-host lot owner via a <u>deed of release</u>.</i> <p><i>NOTE: Temporary wind monitoring towers may be installed prior to the commencement of construction of the wind farm provided they are contained within the Forest Wind Project Area shown on the plans referred to in this condition and along access tracks and roads between turbines and substations, or overhead transmission corridor.</i></p>	At all times during construction
2.	(a) Prepare a final Project Layout Plan (PLP) of each stage of the wind farm that identifies the project layout and the final position of all aspects of the development, including wind turbines, permanent wind monitoring towers, roads and hardstand areas, powerlines, site entrances, laydown areas, battery storage,	(a) and (b) Prior to commencement of construction of each respective stage of the wind farm

No.	Conditions of development approval	Condition timing
	<p>temporary construction compounds, temporary laydown areas and stockpiles, site offices, workshops and substations.</p> <p>(b) Provide the final PLP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsmip.qld.gov.au).</p>	
3.	<p>(a) Wind turbines must include the following marking measures:</p> <p>(i) the wind turbine blades, the nacelle and the upper two thirds of the supporting mast of the wind turbine must be coloured either white, off white or light grey</p> <p>(ii) the wind turbine blades must have a low reflectivity finish/treatment.</p> <p>(b) Install marking measures as required in part (a) of this condition.</p> <p>(c) Provide evidence from a suitably qualified aviation expert to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsmip.qld.gov.au) that part (b) of this condition has been complied with.</p>	<p>(a) and (b) On completion of construction of each individual wind turbine, and to be retained at all times</p> <p>(c) Prior to the commencement of use</p>
4.	<p>(a) A Wind Monitoring Tower/Meteorology Masts Marking Plan (WMTMP/MMMP) must be prepared by a suitably qualified aviation expert. The WMTMP/MMMP must specify marking measures for each wind monitoring tower in accordance with Paragraph 39 of <i>Guideline D of National Airports Safeguarding Framework</i>, version number 4.1.3 and revision date 15/7/2012.</p> <p>(b) Implement the marking measures as required by the WMTMP/MMMP.</p> <p>(c) Provide evidence from a suitably qualified aviation expert to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsmip.qld.gov.au) that part (b) of this condition has been complied with.</p>	<p>(a) Prior to construction of any wind monitoring tower</p> <p>(b) On completion of construction of each individual wind monitoring tower, and to be retained at all times</p> <p>(c) Within two weeks of the completion of construction of each individual wind monitoring tower</p>
5.	<p>(a) Prepare “as constructed” drawings certified by a licenced surveyor. The “as constructed” drawings must include:</p> <p>(i) the design and location of all aspects of the development, including wind turbines, wind monitoring towers/meteorology masts, roads and hardstand areas, powerlines, laydown areas, site offices, workshops and substations</p> <p>(ii) co-ordinates for all wind turbines and wind monitoring towers/meteorology masts</p> <p>(iii) heights above ground level for all wind turbines and wind</p>	<p>Prior to the commencement of the use of each respective stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>monitoring towers/meteorology masts</p> <p>(iv) evidence that the marking measures required by part (a) of condition 3 and parts (a) and (b) of condition 4 have been carried out.</p> <p>(b) Provide the “as constructed” drawings required by part (a) of this condition, to:</p> <p>(i) Airservices Australia (vod@airservicesaustralia.com)</p> <p>(ii) Gympie Regional Council (council@gympie.qld.gov.au)</p> <p>(iii) Fraser Coast Regional Council (enquiry@frcr.qld.gov.au)</p> <p>(iv) Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Provide evidence to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au) that part (b) of this condition has been complied with.</p>	
6.	<p>(a) Prepare a pre-construction assessment of the television and radio reception strength at the location of any existing or approved dwellings as at the date of this approval that is within five (5) kilometres of any proposed wind turbine. The pre-construction assessment must be undertaken by an independent television and radio monitoring specialist, and 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> <p>(b) Provide the pre-construction assessment of television and radio reception strength required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Prepare a post-construction assessment of the television and radio reception strength at the location of any existing or approved dwellings as at the date of this in the area that is situated within five (5) kilometres of any wind turbine and in which any existing or approved dwellings are located as at the date of this approval. The post-construction assessment must be undertaken by an independent television and radio monitoring specialist, and 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> <p>(d) If the post-construction assessment establishes an unacceptable increase in interference to reception as a result of the wind farm, as determined by the independent television and radio monitoring specialist, measures to restore the affected reception to pre-</p>	<p>(a) and (b) Prior to the commencement of the use of each respective stage of the wind farm</p> <p>(c) and (d) Within one month of the commencement of the use of each respective stage of the wind farm</p> <p>(e) Within three months of the commencement of the use of each respective stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>construction quality must be undertaken.</p> <p>(e) Provide the post-construction assessment of television and radio reception strength and evidence that appropriate restoration measures have been undertaken to address television and radio reception strength where required to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p>	
7.	<p>(a) Prepare a Vegetation and Fauna Management Plan (VFMP) certified by a suitably qualified ecologist. The VFMP must include details of all measures to identify and avoid fauna resources and habitats prior to clearing. The plan must include measures to protect and recover fauna during clearing operations, including presence of a qualified wildlife officer during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures. Measures to replace/relocate habitat and resources that will be unavoidably lost needs to be included.</p> <p>(b) Provide the VFMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Implement the measures detailed in the VFMP.</p>	<p>(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm</p> <p>(c) During construction</p>
8.	<p>(a) Prepare a Bird and Bat Management Plan (BBMP) certified by a suitably qualified ecologist. The BBMP must include:</p> <ul style="list-style-type: none"> (i) identification of 'at risk' bird and bat groups (i.e. all threatened and common species), seasons and areas within the project site which may attract high levels of mortality (ii) incorporate baseline data, including additional pre-operational surveys (iii) identification of threshold (trigger) levels for species (iv) identification of mitigation measures and implementation strategies in order to reduce impacts on bird and bat groups (v) monitoring requirements (vi) a decision-making framework, including the trigger for operational shut-down. <p>(b) Provide the BBMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Operate the development in accordance with the BBMP.</p>	<p>(a) and (b) Prior to the commencement of the use of each respective stage of the wind farm</p> <p>(c) At all times</p>
9.	<p>(a) Prepare a Bushfire Management Plan (BMP) certified by a suitably qualified person and in consultation with the Queensland Fire and Emergency Services addressing construction and</p>	<p>(a) and (b) Prior to the commencement of construction of each</p>

No.	Conditions of development approval	Condition timing
	<p>operations, and including the following information at a minimum:</p> <ul style="list-style-type: none"> (i) a fire hazard analysis (ii) mitigation strategies to achieve the development outcomes in Part E of the <i>State Planning Policy July 2017 – Natural Hazards, Risk and Resilience</i>. <p>(b) Provide the BMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Construct and operate the development in accordance with the BMP.</p>	<p>respective stage of the wind farm</p> <p>c) At all times</p>
10.	<p>(a) Prepare a Safety and Emergency Management Plan (SEMP) addressing construction and operations, and include the following information at a minimum:</p> <ul style="list-style-type: none"> (i) a Hazard Analysis and Risk Assessment (HARA) undertaken in accordance with <i>AS/NZ ISO 31000:2009 Risk Management Principles and Guidelines</i> and with <i>HB203:2006 Environmental Risk Management Principles and Processes</i> (ii) evacuation plans for the construction and operation phases of the development (iii) 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>(b) Provide the SEMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Construct and operate the development in accordance with the SEMP.</p> <p>(d) Maintain a copy of the SEMP on-site (for example, at the site office) and ensure all land owners, staff, contractors, workers and site visitors are familiar with the requirements of the SEMP.</p>	<p>(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm</p> <p>(c) At all times</p> <p>(d) At all times</p>
11.	<p>(a) Prepare a Construction Environmental Management Plan (CEMP). The CEMP must address:</p> <ul style="list-style-type: none"> (i) the following prepared by a suitably qualified person: <ul style="list-style-type: none"> • measures necessary to minimise impacts to agricultural practice including stock routes and cattle movements • construction noise in accordance with the <i>Environmental Protection (Noise) Policy 2019</i> • measures necessary to minimise vibration to meet the 	<p>(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm</p> <p>(c) During construction</p>

No.	Conditions of development approval	Condition timing
	<p>construction vibration criteria in the Department of Transport and Main Roads' <i>Transport Noise Management Code of Practice</i> dated March 2016</p> <ul style="list-style-type: none"> • activities necessary to ensure the removal and disposal of waste • appropriate weed and pest management in accordance with the Department of Agriculture and Fisheries' principles of pest management. <p>(ii) the following prepared by a Registered Professional Engineer of Queensland (RPEQ):</p> <ul style="list-style-type: none"> • achieve no net worsening of stormwater management in accordance with the <i>Queensland Urban Drainage Manual</i> • geotechnical and slope stability risk assessment. <p>(iii) the following prepared by a suitably qualified person with suitable experience in Erosion and Sediment Control:</p> <ul style="list-style-type: none"> • erosion and sediment control in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i>. <p>(b) Provide the CEMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsmip.qld.gov.au).</p> <p>(c) Construct the development in accordance with the CEMP.</p>	
12.	<p>(a) Prepare a Traffic Impact Assessment (TIA) certified by a RPEQ for the project to identify impacts on the safety, efficiency and condition of local roads. The TIA must:</p> <ul style="list-style-type: none"> (i) be developed generally in accordance with Department of Transport and Main Roads' <i>Guide to Traffic Impact Assessment 2017</i> (ii) be prepared in consultation with Gympie Regional Council and Fraser Coast Regional Council (iii) recommend strategies to mitigate the impacts of the proposal on the safety, efficiency and condition of the local roads, including contributions to road works/maintenance, summarising key road-use management strategies and developing community and stakeholder consultation plans (iv) include evidence that potential conflicts on third party land has been resolved with affected third party stakeholders/adjoining land owners (v) demonstrate that the haul vehicle configuration proposed can physically perform/achieve manoeuvring paths. 	<p>(a) and (b) No later than three months prior to the commencement of significant construction works of each respective stage of the wind farm</p> <p>(c) and (d) Prior to the commencement of use of each respective stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<p>(b) Provide the TIA required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsgmip.qld.gov.au).</p> <p>(c) Construct any necessary intersection/accesses upgrades and undertake any other required works and impact mitigation strategies as detailed in the TIA in accordance with Gympie Regional Council and Fraser Coast Regional Council (as applicable) road planning and design policies, principles and manuals and at no cost to Gympie Regional Council and Fraser Coast Regional Council</p> <p>(d) Provide RPEQ certification to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsgmip.qld.gov.au) that the physical works identified in the TIA have been designed and constructed in accordance with part (a) and (c) of this condition.</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>	
13.	<p>(a) Prepare a Noise Impact Assessment (NIA) that reflects final wind turbine model and substation selection and siting (as a result of detailed design). The NIA must:</p> <ul style="list-style-type: none"> (i) be prepared by a suitably qualified acoustic consultant with suitable acoustic experience (ii) be in accordance with Performance outcome (PO) PO11 and PO12 of the <i>State Code 23: Wind farm development of the State Development Assessment Provisions</i>, version 2.5, and section 3.8 and Appendix 4 of the <i>State Code 23: Wind farm development – planning guideline</i>, July 2017 <p>(b) Provide the NIA required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsgmip.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>	(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm
14.	<p>(a) Prepare a Noise Monitoring Plan (NMP) consistent with the NIA required by condition 13 of this approval. The NMP must:</p> <ul style="list-style-type: none"> (i) be prepared by a suitably qualified acoustic consultant with suitable acoustic experience (ii) be prepared in accordance with Appendix 4 of <i>State code</i> 	(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm (c) Once the

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	<p><i>23: Wind farm development – Planning guideline, July 2018</i></p> <p>(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> <p>(b) Provide the NMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Undertake operational noise monitoring in accordance with the NMP required by part (a) of this condition.</p>	development is operational for each respective stage of the wind farm
15.	<p>(a) Prepare a Noise Monitoring Report (NMR) outlining the results of the operational noise monitoring in the NMP required by condition 14 of this approval. The NMR must be prepared by a suitably qualified acoustic consultant with suitable acoustic experience.</p> <p>(b) Submit the NMR required by part (a) of this condition to Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p>	(a) and (b) At 3 and 12 months following the commencement of each respective stage of the wind farm
16.	<p>(a) Prepare an Operational Strategy (OS) detailing any necessary operating measures / regime or wind sector management measures required to ensure noise emissions achieve the following criteria:</p> <p>(i) At all existing, as at the date of this approval, noise affected <u>sensitive land uses on host lots</u>:</p> <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"> <input type="checkbox"/> 45dB(A), or <input type="checkbox"/> the background noise (LA₉₀) by more than 5dB(A), 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. <p>(ii) At all existing, as at the date of this approval, noise affected <u>sensitive land uses on non-host lots</u>:</p> <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"> <input type="checkbox"/> 35dB(A), or <input type="checkbox"/> the background noise (LA₉₀) by more than 5dB(A), 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. • An outdoor (free-field) day-time (6am to 10pm) A-weighted acoustic level of: 	<p>(a) and (b) 12 months following the commencement of use of each respective stage of the wind farm</p> <p>(c) 12 months following the commencement of use of each respective stage of the wind farm</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> <input type="checkbox"/> 37dB(A), or <input type="checkbox"/> the background noise (LA90) by more than 5dB(A), 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. • 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"> <input type="checkbox"/> 45dB(A), or <input type="checkbox"/> the background noise (LA₉₀) by more than 5dB(A), 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. <p>(b) Provide the OS required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Operate the wind farm in accordance with the Operational strategy prepared and submitted under parts (a) and (b) of this condition.</p>	
17.	<p>(a) Prepare a Decommissioning and Rehabilitation Management Plan (DRMP) prepared by a suitably qualified person. The DRMP must address the actions to be undertaken where any or all turbines have permanently ceased operating including:</p> <ul style="list-style-type: none"> (i) removal of above ground non-operational equipment (ii) removal and clean-up of any contamination caused by the wind farm development as defined in the <i>Environmental Protection Act 1994</i> (iii) 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 (iv) a consultation program with relevant parties including surrounding land owners. <p>(b) Provide the DRMP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsdmip.qld.gov.au).</p> <p>(c) Decommission the wind farm in accordance with part (a) of this condition.</p>	<p>(a) and (b) 6 months prior to commencement of decommissioning</p> <p>(c) As indicated in the decommissioning and rehabilitation plan</p>
18.	<p>(a) Prepare a Complaint Investigation and Response Plan (CIRP).</p>	<p>(a) and (b) Prior to the commencement of</p>

No.	Conditions of development approval	Condition timing
	<p>The CIRP must include:</p> <ul style="list-style-type: none"> (i) a toll-free telephone number and email for complaints and queries (ii) how contact details will be communicated to the public (iii) a process of investigation to resolve complaints (iv) 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 communicated to the complainant • 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>(b) Provide the CIRP required by part (a) of this condition to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsgmip.qld.gov.au).</p> <p>(c) Undertake complaints investigation and response in accordance with the complaint investigation and response plan required by part (a) of this condition.</p> <p>(d) Submit a report summarising complaints, investigation and responses to the Department of State Development, Manufacturing, Infrastructure and Planning (windfarms@dsgmip.qld.gov.au).</p> <p>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>construction</p> <p>(c) within 10 business days of the receipt of each complaint</p> <p>(d) At 12 months following the commencement of construction and thereafter upon request from the Chief Executive administering the <i>Planning Act 2016</i></p>
<p>The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the 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:</p>		
19.	<p>a) Prepare a Traffic Impact Assessment (TIA) certified by an RPEQ in accordance with the Department of Transport and Main Roads' <i>Guide to Traffic Impact Assessment 2017</i> (GTIA) which:</p>	<p>(a) and (b) no later than 6 months prior to the</p>

No.	Conditions of development approval	Condition timing
	<ul style="list-style-type: none"> i. identifies all potential construction and operational traffic impacts on the State-controlled road (SCR) network function and safety including proposed haul routes, direct access points to the SCR network, 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 vehicle with other road users, hours of operation ii. d includes measures to be undertaken to avoid, manage and mitigate the impacts identified in (i), iii. demonstrates the haul vehicle configuration proposed can physically perform/achieve manoeuvring paths in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition, 2016 and Route Assessment Guidelines for Multi-Combination Vehicles in Queensland, October 2013. iv. includes a Pavement Impact Assessment (PIA) in accordance with the Department of Transport and Main Roads' Guide to Traffic Impact Assessment 2017 (GTIA) – Chapter 13 Pavement. The PIA must assess the SCR links impacted by the proposed development and identify the relevant marginal cost rate per SAR-km for each SCR link on the proposed haul route. v. provides evidence that potential conflicts on third party land has been resolved with affected third party stakeholders/adjoining land owners <p>b) Provide the TIA required by part (a) of this condition to the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au).</p> <p>c) Construct any necessary intersection/accesses upgrades and undertake any other required works and impact mitigation strategies as detailed in the TIA in accordance with the current TMR road planning and design policies, principles and manuals.</p> <p>d) Provide certification to the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) from a RPEQ that the physical works identified in the TIA have been designed and constructed in accordance with part (a) and (c) of this condition.</p>	<p>commencement of significant construction</p> <p>(c) and (d) Prior to the commencement of the use</p>
20.	Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road.	At all times
21.	a) A Construction Management Plan (CMP) must be prepared by a Registered Professional Engineer of Queensland (RPEQ) and provided to the Wide Bay Burnett Region of the Department of	(a) and (b) a minimum 3 months prior to haulage occurring for each respective stage

No.	Conditions of development approval	Condition timing
	<p>Transport and Main Roads.</p> <p>b) The CMP must demonstrate that there will be minimal disruption to the State-controlled road network during the course of construction.</p> <p>c) The construction of the development must be undertaken in accordance with the CMP in particular, the provision of advanced warning signs on the State-controlled road, indicating frequent truck movements to and from the development are expected.</p>	<p>of the wind farm</p> <p>(c) At all times during construction</p>

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) v2.5. If a word remains undefined it has its ordinary meaning.
Cultural heritage	
2.	The <i>Aboriginal Cultural Heritage Act 2003</i> seeks to protect artefacts and cultural sites that are of significance to Aboriginal people. Under Section 23 of the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the “cultural heritage duty of care”).
State-controlled roads	
3.	<p><u>Works in State-controlled road reserve</u></p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a State-controlled road or interfere with a State-controlled road or its operation. This may include where road works to a Council road interferes with a State-controlled road or its operations.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the -works construction process.</p> <p>Copies of the forms and additional information regarding this process can be obtained from: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.aspx.</p> <p>Contact the Department of Transport and Main Roads on Wide.Bay.Burnett.IDAS@tmr.qld.gov.au to make an application for road works approval.</p>
4.	<p><u>Access to State-controlled roads</u></p> <p>Under section 62 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to locate a permitted access on a State-controlled road. A decision of access approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location.</p> <p>Copies of the forms and additional information regarding this process can be obtained from: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.aspx.</p> <p>Contact the Department of Transport and Main Roads on Wide.Bay.Burnett.IDAS@tmr.qld.gov.au to make an application for an access approval.</p>
Works on a railway	
5.	Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i> , the railway manager’s written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. The railway manager (Queensland Rail) should be contacted in relation to any works within and along the railway corridor boundary.

	The applicant should contact Queensland Rail Property Team at developmentenquiries@qr.com.au or on telephone number (07) 3072 1068 in relation to this matter.
Heavy Vehicle National Law	
6.	<p>The National Heavy Vehicle Regulator (NHVR) is responsible for administering all regulatory services under the Heavy Vehicle National (HVNL), including:</p> <ul style="list-style-type: none"> • heavy vehicle access permit applications • heavy vehicle standards modifications and exemption permits • fatigue management, including a national driver work diary • compliance and enforcement of the HVNL (through existing transport inspectors and police services). <p>For more information about the NHVR, please visit https://www.nhvr.gov.au.</p>
Over dimensional road loads	
7.	<p>Under the Transport Infrastructure (Rail) Regulation 2006 permission from the Railway Manager (Queensland Rail) is required to take over dimensional road loads across Queensland Rail infrastructure (e.g. rail level crossings and rail bridges). Further information can be obtained from Queensland Rail's website at:</p> <p>http://www.queenslandrail.com.au/forbusiness/overdimensionalloads.</p>

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 *State code 23: Wind farm development* (State code 23) of the *State Development Assessment Provisions*. Specifically, the development:

- is appropriately located, sited, designed and operated to ensure:
 - the safety, operational integrity and efficiency of air services and aircraft operations
 - risks to human health, wellbeing and quality of life are minimised by ensuring acceptable levels of amenity and acoustic emissions at sensitive land uses
 - development avoids, or minimises and mitigates, adverse impacts on the natural environment (fauna and flora) and associated ecological processes
 - development does not unreasonably impact on the character, scenic amenity and landscape values of the locality
 - the safe and efficient operation of local transport networks and road infrastructure.
- minimises contributions to greenhouse gas emissions.

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 [2.5]), as published by the department
- The Development Assessment Rules
- 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)