



SARA reference: 2406-40692 SPD
 Applicant reference: 0532612

16 August 2024

White Wind No.1 Pty Ltd C/- ERM Australia Pty Ltd
 GPO2892
 BRISBANE QLD 4000
 michael.rookwood@erm.com

Attention: Michael Rookwood

Dear Michael

SARA change application decision— Wambo Wind Farm

(Given under section 83 of the Planning Act 2016)

I refer to your application made on 4 June 2024 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 15 December 2022 for the following:

- Development Permit for Material Change of Use for a wind farm (up to 110 wind turbines and ancillary buildings and infrastructure)
- Development Permit for Operational Work for clearing native vegetation

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	16 August 2024
SARA reference:	2406-40692 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	<ol style="list-style-type: none"> 1. Reduction in the overall number of WTG from 110WTG to 83WTG 2. Amendments to WTG positions within micro-siting locations 3. Relocation of WTG69 4. Amendment to access track locations throughout development (Stage 2) 5. Associated changes to condition 1 to reference the revised layout 6. Associated changes to condition 20 (previously Condition 21) to reference the updated Vegetation Management Plan and to amend the total extent of permitted native vegetation clearing from 38.85

ha to 36.26ha.

7. Update condition numbers from condition 15 to 23. Previous condition numbers skipped number 15 and as such, condition numbers have been updated.

Reasons The reasons for the responsible entity decision are in **Attachment 1**

The following copy of the development approval including the above changes replaces the change application issued on 15 December 2022 under SARA reference 2308-36427 SPD.

Changed development approval

Outcome:	Approved, subject to conditions
Properly made date:	8 November 2022
Date of original decision:	22 December 2022
Original SARA reference:	2308-36427 SPD
Conditions:	The approval is subject to the changed conditions in Attachment 2
Advice:	Changed advice to the applicant is 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 Planning Act 2016

Development details

Description:	Development permit	Material change of use for a wind farm (up to 83 wind turbines and ancillary buildings and infrastructure); and Operational Work for clearing native vegetation
SARA role:	Responsible entity as prescribed under Section 78A (b) of the <i>Planning Act 2016</i> SARA was prescribed as the assessment manager for the original development approval under the following provisions of the Planning Regulation 2017:	<ul style="list-style-type: none"> • Part 4, Division 2, Section 21 – Material change of use for a wind farm • Schedule 8, Table 4, Item 3 (b) – Operational work for clearing native vegetation
SARA triggers:	The development is subject to the following triggers under the <i>Planning Regulation 2017</i> :	<ul style="list-style-type: none"> • Schedule 10, Part 21, Division 2, Table 1 – Material change of use for a wind farm • Schedule 10, Part 23, Division 2 – Operational work for clearing native vegetation.
Street address:	1320 Jolimont Road, Diamondy; 131 Old Burrandowan Road, Diamondy; 142 Woolletts Road, Diamondy; 369 Woolletts Road, Diamondy; 381 Jolimont Road, Diamondy; 1320 Diamondy Road, Diamondy; 142 Jolimont Road, Diamondy; 142 Old Burrandowan	

Road, Diamondy; 637 Jolimont Road, Diamondy; 490 Jolimont Road, Diamondy; 637 Woolletts Road, Diamondy; 451 Woolletts Road, Diamondy; Jolimont Road, Diamondy; Jolimont Road, Diamondy; Jolimont Road, Diamondy; Jolimont Road, Diamondy; Jolimont Road, Diamondy; Diamondy Road, Diamondy; Jolimont Road, Diamondy; 96 Diamondy Road, Diamondy; 1382 Jolimont Road, Diamondy; 909 Diamondy Road, Diamondy; 1382 Diamondy Road, Diamondy; 96 Diamondy Road, Diamondy; 1536 Diamondy Road, Diamondy; 1382 Diamondy Road, Diamondy; 344 Jarrail Creek Road, Diamondy; Diamondy Road, Diamondy; Diamondy Road, Diamondy; Jarrail Creek Road, Diamondy; Diamondy Road, Diamondy; Diamondy Road, Diamondy; Diamondy Road, Diamondy; Woolletts Road, Diamondy; 1382 Diamondy Road, Diamondy; 131 Woolletts Road, Diamondy; 1382 Diamondy Road, Diamondy; 1382 Diamondy Road, Diamondy; 810 Diamondy Road, Diamondy; 810 Diamondy Road, Diamondy; Diamondy Road, Diamondy

Real property description:	Lot 53 on L34213; Lot 5 on LY359; Lot 14 on LY532; Lot 24 on LY582; Lot 8 on LY359; Lot 13 on LY532; Lot 130 on LY322; Lot 6 on LY359; Lot 126 on LY440; Lot 129 on LY322; Lot 87 on LY35; Lot 74 on LY323; Lot 128 on LY322; Lot 134 on LY348; Lot 7 on LY359; Lot 3 on L34213; Lot 52 on L34213; Lot 71 on LY6; Lot 1 on RL7596; Lot 2 on RP103421; Lot 2 on RP52699; Lot 100 on LY174; Lot 97 on LY154; Lot 95 on LY174; Lot 23 on LY542; Lot 22 on LY308; Lot 4 on LY573; Lot 98 on LY583; Lot 80 on LY174; Lot 96 on LY174; Lot 21 on LY308; Lot 92 on LY174; Lot 133 on LY348; Lot 73 on LY166; Lot 131 on SP169294; Lot 90 on LY174; Lot 78 on LY323; Lot 14 on LY455; Lot 94 on LY174; Lot 83 on LY154; Lot 82 on RP203809; Lot 81 on RP203809 and Lot 77 on LY323
Local government area:	Western Downs Regional Council
Applicant name:	White Wind No.1 Pty Ltd
Applicant contact details:	4/201 Leichhardt Street Spring Hill QLD 4000 michael.rookwood@erm.com
Category of assessment:	Code assessable
Properly made submissions:	There were no properly made submissions for the development application

Additional details

Native title considerations:	Native title was considered in the assessment of the application
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Dispute resolution

Appeal:	The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the <i>Planning Act 2016</i> . Copies of the relevant provisions are in Attachment 4 .
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For further information please contact Mica Cook, Principal Planner, on 07 3452 7591 or via email DAAT@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Aston', is written over a light grey rectangular background.

Christopher Aston
Executive Director

enc Attachment 1 – Reasons for responsible entity decision
 Attachment 2 – Changed assessment manager conditions
 Attachment 3 – Changed advice to the applicant
 Attachment 4 – Appeal provisions
 Attachment 5 – Documents referenced in conditions

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The changed development complies with *State code 16: Native vegetation clearing* (State code 16) and *State code 23: Wind farm development* (State code 23) of the *State Development Assessment Provisions*.

Specifically, the development:

- minimises contributions to greenhouse gas emissions
- minimises clearing to conserve vegetation, avoid land degradation and loss of biodiversity and maintains ecological processes
- avoids impacts on vegetation that are matters of state environmental significance and where it can't be avoided, the development minimises and mitigates impacts
- is appropriately located, sited, designed and operated to ensure:
 - o the safety, operational integrity and efficiency of air services and aircraft operations
 - o risks to human health, wellbeing and quality of life are minimised by ensuring acceptable levels of amenity and acoustic emissions at sensitive land uses
 - o development avoids, or minimises and mitigates, adverse impacts on the natural environment (fauna and flora) and associated ecological processes
 - o development does not unreasonably impact on the character, scenic amenity and landscape values of the locality
 - o the safe and efficient operation of local transport networks and road infrastructure.

Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 2.6 and 3.0)
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 2—Changed assessment manager conditions

(Copies of the documents referenced in the conditions below are found at **Attachment 5**)

No.	Conditions of development approval	Condition timing
Material change of use		
1.	<p>Carry out the approved development generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li data-bbox="331 551 1139 618">i. Indicative Layout Plan, Prepared by Wambo Wind Farm, Date: 02/08/2023, File: WMWF_0001_11A Layout Preliminary <li data-bbox="331 651 1139 752">i. Indicative Layout Plan, Prepared by Wambo Wind Farm, Dated 20/05/2024, File WMWF_0001_12A Layout Preliminary <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 Wambo Wind Farm 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"> <li data-bbox="331 1144 1139 1211">i. <i>within the Project Area shown on the plans referred to in this condition; and</i> <li data-bbox="331 1245 1139 1379">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 Project Area shown on the plan 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.	No turbine is to be located within 1.0 times the tip height of the turbine from the edge of the Powerlink transmission line easement.	At all times
3.	<p>(a) Provide evidence of an agreement with Airservices Australia to amend the 25 nautical mile Minimum Sector Altitude of the Kingaroy Aerodrome to:</p> <ul style="list-style-type: none"> <li data-bbox="363 1872 1139 1939">i. South Burnett Regional Council (info@southburnett.qld.gov.au) <li data-bbox="363 1973 1139 2031">ii. Queensland Treasury (windfarms@dmdmip.qld.gov.au) Department of Housing, Local Government, Planning and 	Prior to commencement of construction

	Public Works (windfarms@dasilgp.qld.gov.au).	
4.	<p>(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, 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 Queensland Treasury (windfarms@dadmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dasilgp.qld.gov.au).</p>	(a) and (b) Prior to commencement of construction of each respective stage of the wind farm
5.	<p>(a) Wind turbines must include the following marking measures:</p> <ol style="list-style-type: none"> 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 ii. the wind turbine blades must have a low reflectivity finish/treatment. <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 Queensland Treasury (windfarms@dadmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dasilgp.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>
6.	<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 Queensland Treasury (windfarms@dadmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dasilgp.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>
7.	<p>(a) Prepare “as constructed” drawings certified by a licensed surveyor. The “as constructed” drawings must include:</p> <ol style="list-style-type: none"> i. the design and location of all aspects of the development, including wind turbines, wind monitoring towers/meteorology 	(a) Prior to the commencement of the use of each respective stage of the wind farm

	<p>masts, roads and hardstand areas, powerlines, laydown areas, site offices, workshops and substations</p> <ul style="list-style-type: none"> ii. co-ordinates for all wind turbines and wind monitoring towers/meteorology masts iii. heights above ground level for all wind turbines and wind monitoring towers/meteorology masts iv. evidence that the marking measures required by part (a) of condition 5 and parts (a) and (b) of condition 6 have been carried out. <p>(b) Provide the “as constructed” drawings required by part (a) of this condition, to:</p> <ul style="list-style-type: none"> i. Airservices Australia (Airport.Developments@AirservicesAustralia.com) ii. Western Downs Regional Council (info@wdrc.qld.gov.au) iii. South Burnett Regional Council (info@southburnett.qld.gov.au) iv. Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.qld.gov.au). 	
8.	<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 Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.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</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>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-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 Queensland Treasury (windfarms@dsdmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dasilgp.qld.gov.au).</p>	<p>(e) Within three months of the commencement of the use of each respective stage of the wind farm</p>
9.	<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 Queensland Treasury (windfarms@dsdmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dasilgp.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>
10.	<p>(a) Prepare a Bird and Bat Management Plan (BBMP) certified by a suitably qualified ecologist. The BBMP must include:</p> <ol 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, Collision Risk Modelling and Population Viability Analysis 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 	<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>

	<p>operational shut-down.</p> <p>(b) Provide the BBMP required by part (a) of this condition to Queensland Treasury (windfarms@dsmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dnilgp.qld.gov.au).</p> <p>(c) Operate the development in accordance with the BBMP.</p>	
11.	<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 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 Queensland Treasury (windfarms@dsmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dnilgp.qld.gov.au).</p> <p>(c) Construct and operate the development in accordance with the BMP.</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>
12.	<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 Queensland Treasury (windfarms@dsmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dnilgp.qld.gov.au).</p>	<p>(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm</p> <p>(c) and (d) At all times</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>	
13.	<p>(a) Prepare a Construction Environmental Management Plan (CEMP). The CEMP must address:</p> <p>i. the following prepared by a suitably qualified person:</p> <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 construction vibration criteria in the Department of Transport and Main Roads' <i>Transport Noise Management Code of Practice</i> dated March 2016 • 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:</p> <p>i. Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.qld.gov.au).</p> <p>ii. Western Downs Regional Council (info@wdrc.qld.gov.au).</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>

	(c) Construct the development in accordance with the CEMP.	
14.	<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' Guide to Traffic Impact Assessment 2017 ii. be prepared in consultation with Western Downs 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>(b) Provide the TIA required by part (a) of this condition to the Queensland Treasury (windfarms@dsmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dscilgp.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 Western Downs Regional Council (as applicable) road planning and design policies, principles and manuals, as at the date of this approval, and at no cost to Western Downs Regional Council.</p> <p>(d) Provide RPEQ certification to Queensland Treasury (windfarms@dsmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dscilgp.qld.gov.au), and Western Downs Regional Council (info@wdrc.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>	<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>

16-15.	<p>(a) Prepare a Noise Monitoring Plan (NMP) consistent with the NIA required by condition 15 of this approval. The NMP must:</p> <ol 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 23: Wind farm development – Planning guideline, July 2018</i> iii. include the <i>requirement</i> 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>(b) Provide the NMP required by part (a) of this condition to Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.qld.gov.au).</p> <p>(c) Undertake operational noise monitoring in accordance with the NMP required by part (a) of this condition.</p>	<p>(a) and (b) Prior to the commencement of construction of each respective stage of the wind farm</p> <p>(c) Once the development is operational for each respective stage of the wind farm</p>
17-16.	<p>(a) Prepare a Noise Monitoring Report (NMR) outlining the results of the operational noise monitoring in the NMP required by condition 16 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 Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.qld.gov.au).</p>	<p>(a) and (b) At 3 and 12 months following the commencement of each respective stage of the wind farm</p>
18-17.	<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> <ol style="list-style-type: none"> i. At all existing, as at the date of this approval, noise affected <u>sensitive land uses on host lots</u>: <ul style="list-style-type: none"> • An outdoor (free-field) night-time (10pm to 6am) A-weighted acoustic level of: <ol style="list-style-type: none"> o 45dB(A), or o 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. ii. At all existing, as at the date of this approval, noise affected 	<p>(a) and (b) 12 months following the commencement of use of each respective stage of the wind farm</p> <p>(c) At all times</p>

	<p><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"> o 35dB(A), or o the background noise (LA90) by more than 5dB(A), <p>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> • An outdoor (free-field) day-time (6am to 10pm) A-weighted acoustic level of: <ul style="list-style-type: none"> o 37dB(A), or o the background noise (LA90) by more than 5dB(A), <p>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> • 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"> o 45dB(A), or o the background noise (LA90) by more than 5dB(A), <p>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> <p>(b) Provide the OS required by part (a) of this condition to Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.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>	
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19-18.	<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> <ol 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 Environmental Protection Act 1994 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 landowners. <p>(b) Provide the DRMP required by part (a) of this condition to Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.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>
20-19.	<p>(a) Prepare a Complaint Investigation and Response Plan (CIRP). The CIRP must include:</p> <ol 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 	<p>(a) and (b) Prior to the commencement of 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 Planning Act 2016</p>

	<ul style="list-style-type: none"> • 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 Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.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 Queensland Treasury (windfarms@dsgmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works (windfarms@dsgilgp.qld.gov.au).</p> <p>The report must include for each complaint:</p> <ol 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>The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mines and Energy 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:</p>		
21.20.	<p>Clearing a maximum 38.85 36.26 hectares of vegetation under this development approval is limited to the area identified as:</p> <ol style="list-style-type: none"> a. Area A as shown on attached <u>Vegetation Management Plan VMP 2210-31751 SPD, Sheets 1 to 6, version 1</u> VMP 2406-40692 SPD, Sheets 1 to 4, version 1 b. Derived Reference Points for GPS listed on attached Technical Agency Response Plan <u>Vegetation Management Plan VMP 2210-31751 SPD, page 1 to 3, version 1</u> VMP 2406-40692 SPD, page 5 to 12, version 1. 	Prior to the commencement of construction of each respective stage
22.21.	<ol style="list-style-type: none"> (a) Prepare an erosion and sediment control plan (ESCP). The ESCP is to be prepared by an appropriately qualified professional and address potential impacts caused by clearing on the site. (b) The ESCP must be prepared, in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i>. 	<p>(a) - (d) Prior to commencement of construction of each respective stage</p> <p>(e) At all times</p>

	<p>(c) The ESCP is to <i>recommend</i> measures to:</p> <ul style="list-style-type: none"> i. prevent accelerated soil erosion ii. where prevention is not possible, minimise and mitigate accelerated soil erosion iii. monitor and respond accelerated soil erosion events. <p>(d) Submit a copy of the ESCP mentioned in part (a) of this condition to:</p> <p>Natural Resource Assessment Department of Natural Resources, Mines and Energy Email: vegetation@dnrme.qld.gov.au</p> <p>(e) Implement the erosion and sediment control measures identified within the ESCP as mentioned at part (a) of this condition.</p> <p><i>Note: Appropriately qualified professional means a person or persons 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>	
23.22.	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.	During construction
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:		
24.23.	<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 December 2018</i> (GTIA) which:</p> <ul style="list-style-type: none"> i. identifies all potential construction and operational traffic impacts of the State-controlled road (SCR) 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 vehicle with other road users, hours of operation ii. includes measures to be undertaken to avoid, manage and mitigate the impacts identified in Item (a)(i) 	<p>(a) and (b) no later than 3 months prior to the commencement of construction over mass haulage activities</p> <p>(b) and (c) Prior to the commencement of operation of the first stage of the wind farm</p> <p>(d) Within 20 business days from completion of</p>

	<p>iii. demonstrates the haul vehicle configuration 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</i> (RPDM) and <i>Route Assessment Guidelines for Multi-Combination Vehicles in Queensland, October 2013</i></p> <p>iv. includes a Pavement Impact Assessment (PIA) prepared in accordance with Chapter 13 of the Department of Transport and Main Roads' GTIA. The PIA 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</p> <p>v. provides conceptual geometric design drawings of the works to demonstrate they can comply with the RPDM and be wholly contained within existing road corridors, where road works are required on the SCR</p> <p>vi. includes suitable evidence that potential conflicts on third party land have been resolved with affected third-party stakeholders/adjoining landowners.</p> <p>(b) Provide the TIA required by part (a) of this condition to the Department of Transport and Main Roads to:</p> <p>i. Department of Transport and Main Roads (dc@tmr.qld.gov.au and QLDAccess_HVROPO@tmr.qld.gov.au)</p> <p>ii. Queensland Treasury (windfarms@dmdmip.qld.gov.au) Department of Housing, Local Government, Planning and Public Works</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 TMR's current RPDM, <i>Technical Specifications</i> and <i>Standards</i></p> <p>(d) Provide certification to the Department of Transport and Main Roads via dc@tmr.qld.gov.au from a Registered Professional Engineer of Queensland (RPEQ) that the required road and mitigation works identified in the TIA have been designed and constructed in accordance with part (a) and (c) of this condition.</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>	the works
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Attachment 3—Changed 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) v2.6. If a word remains undefined it has its ordinary meaning.
2.	Property, project and non-statutory soil conservation plans under the Soil Conservation Act 1986 exist for some lots traversed by the proposed development. Locations of soil conservation plans can be identified using the ‘Soil Conservation Plans’ layer on Queensland Globe available at https://qldglobe.information.qld.gov.au. Developments can impact soil conservation plans through removal of soil conservation works, changes to runoff patterns and catchment areas, and changes in land management practices. Therefore, it is recommended you consider the impact of this development (during and post construction) on existing soil conservation plans, and where impacts are likely, contact the department to discuss. To request a copy of a soil conservation plan or to arrange a meeting with the department please email soil.enquiry@qld.gov.au and refer to the property description, project plan name or property plan number. More information on soil conservation plans is available at https://www.qld.gov.au/environment/land/management/soil/erosion/soil-conservationplans.
3.	If your proposed development includes clearing vegetation in any category C areas or category R areas, you should ensure this clearing can be undertaken as exempt clearing work or in accordance with an Accepted Development Vegetation Clearing Code (ADVCC). Clearing vegetation in any category C areas or category R areas that is not exempt or in accordance with an ADVCC is prohibited development. Information on exempt clearing work or ADVCCs is available online at – https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals
Over dimensional road loads	
4.	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 website at: http://www.queenslandrail.com.au/forbusiness/overdimensionalloads
Works in the State-controlled road corridor	
5.	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, including road access works (driveways) on a state-controlled road. This approval must be obtained from the relevant Department of Transport and Main Roads District Office prior to commencing any works on the state-controlled road reserve. The approval process takes time and may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). It is highly recommended that contact be made with the Department of Transport and Main Roads' Development Compliance and Support team via email at dcs@tmr.qld.gov.au as soon as possible to ensure that gaining approval does not delay construction.
Works on a railway	
6.	Pursuant to section 25 of the Transport Infrastructure Act 1994, 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	
7.	<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>
Ancillary Works and Encroachments within a state-controlled road	
8.	<p>The installation of any infrastructure within the state-controlled road that is not owned by a Public Utility Provider requires separate approval from the Department of Transport and Main Roads in the form of a Road Corridor Permit issued under the <i>Transport Infrastructure Act 1994</i>.</p> <p>The Department of Transport and Main Roads have advised that applications for Road Corridor Permits are assessed on a case by case basis to ensure that the design, function and safety of the state-controlled road is not adversely impacted or compromised.</p> <p>For further information about Road Corridor Permits, please visit the Department of Transport and Main Roads' website www.tmr.qld.gov.au and search 'Road Corridor Permit' applications.</p>
Cultural heritage	
9.	<p>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").</p>
GPS coordinates	
10.	<p>To request an electronic file of the GPS coordinates contained in Attachment 7 of this decision notice, email a request to the Department of Natural Resources, Mines and Energy (DNRME) at vegssouthregion@dnrme.qld.gov.au and include application reference (2007-17946 SDA Department of Resources at vegetation.support@resources.qld.gov.au and include the application reference (2406-40692 SPD).</p>

Attachment 4—Appeal provisions

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Attachment 5— Documents referenced in conditions

(given under section 43 (b) of the Planning Act 2016)

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