

# Appendix K

## Pre-lodgement Advice

## Pre-lodgement advice

**Pre-lodgement meeting date:** 6 June 2018

**Time:** 10:00am

**Meeting venue:** Room 11.02, Level 11, 1 William Street, Brisbane

**Attendees:**

Chris Cantwell (Acciona Energy Australia)  
Mark Herod (AECOM)  
Colette Hayes (AECOM)  
John White (Regional Economic Development)  
Brooke Walters (Regional Economic Development)  
Matthew Holznagel (State Development Areas Division)  
Amanda Koenig (State Development Areas Division)

**State development area:**

Gladstone State Development Area

**Site address:**

Lot 7 SP260750  
Lot 29 RP894241

**Proposal:**

Material change of use - Renewable Energy Facility (solar farm)  
Operational works – native vegetation clearing

**Disclaimer**

The aim of a pre-lodgement meeting is to provide initial advice on the general suitability and likely issues relevant to a development proposal to assist in the timely and efficient processing of SDA applications. It cannot replace the detailed analysis associated with the formal assessment of an SDA application and consideration of any referral entities or public submissions. In deciding a subsequent SDA application, the Coordinator-General is **not** bound by any advice - written or verbal - given by officers during pre-lodgement consideration.

Please note that as this is a State Government document, it will be subject to the provisions of the *Right to Information Act 2009*.

**List of acronyms**

GPC	Gladstone Ports Corporation
GSDA	Gladstone State Development Area
DES	Department of Environment and Science
DRNM&E	Department of Natural Resources, Mines and Energy
DTMR	Department of Transport and Main Roads
SDA	State Development Area
SDAD	State Development Areas Division
GRC	Gladstone Regional Council
MTSC	Materials Transportation and Services Corridor Precinct

The following comments are in response to the information provided by Aecom on behalf of Acciona Energy Australia (the proponent) accompanying the request for pre-lodgement consideration dated 1 June 2018 and matters discussed during the formal pre-lodgement meeting on 6 June 2018.

## Summary of proposal

Acciona were successful in a competitive bid process run by Economic Development Queensland to build and operate a solar energy facility on the subject site. The proposal is for a solar farm which will generate up to approximately 270MW<sub>AC</sub> via solar photovoltaic (PV) panels across a site area of approximately 700ha. The proposal will be connected to the national electricity market by an over-head transmission line extending approximately 3.5km from the PV power plant substation to the nearby Powerlink Larcom Creek Terminal Station.

The solar farm will consist of four discrete areas that may be developed in stages.

## General

1. The SDA application for a Renewable Energy Facility will be assessed against the Gladstone State Development Area (GSDA) Development Scheme (development scheme), current at the time of lodgement. The current development scheme is dated November 2015.
2. Schedule 2, section 2.1 of the development scheme states:  
*To be a properly made application, the application must:*
  - (a) include a real property description of the land;
  - (b) include the proponent's name, address and contact details;
  - (c) identify each proposed use for which approval is sought;
  - (d) subject to subsection (2), include the written consent of the owner of the land;
  - (e) state the technical referral entities (or the referral entities if known) for the application;
  - (f) include a statement on whether the proposal is or will be subject to an EIS process;
  - (g) include a list of all other approvals required for the development to proceed;
  - (h) include payment of the relevant fee; and
  - (i) be accompanied by: (i) a comprehensive planning report; and (ii) if one has been prepared, an EIS relevant to the application, including any EIS evaluation report.
3. The application fee is \$83,380. The amount payable if an SDA application is lodged is \$79,271.25 (taking into account the \$4108.75 that has already been paid for pre-lodgement advice). See table 1 for fee breakdown. Further information on fees is available at [www.statedevelopment.qld.gov.au/state-development-areas/fees](http://www.statedevelopment.qld.gov.au/state-development-areas/fees).

**Table 1 Fee breakdown**

Proposal	Defined use under the GSDA Development Scheme	Matter for which fee is payable under the Guideline to State Development Area fees (July 2018)	Fee amount
Material change of use - Solar farm	Renewable energy facility	Infrastructure facility other than a gas transportation infrastructure facility	\$72,130
Operational work – native vegetation clearing		If construction work is \$500,000 or more (1.5% of construction cost) Aecom advised construction cost of \$750,000	\$11,250

4. Prior to making an application, a proponent may, in writing, request the Coordinator-General waive all or part of the relevant fee. This request must provide sufficient grounds for the waiver. Further information on fee waivers is available at [www.statedevelopment.qld.gov.au/state-development-areas/fees](http://www.statedevelopment.qld.gov.au/state-development-areas/fees).
5. Further information on the different types of applications and requests relating to development within a SDA and a link to assist you in lodging your SDA application electronically can be found at: [www.statedevelopment.qld.gov.au/state-development-areas/applications-and-requests](http://www.statedevelopment.qld.gov.au/state-development-areas/applications-and-requests)
6. Public consultation processes are outlined in section Schedule 2, section 2.3 of the development scheme. You will be formally notified if public consultation is required by the Coordinator-General at the relevant stage in the assessment process. If you wish the Coordinator-General to consider not requiring public consultation, written justification can be provided with the application. The public consultation policy is available at [www.statedevelopment.qld.gov.au/state-development-areas/public-consultation.html](http://www.statedevelopment.qld.gov.au/state-development-areas/public-consultation.html).
7. Timeframes for the assessment processes are outlined in the relevant sections of the development scheme (refer to Schedule 2 of the development scheme). Timeframes are dependent on the need to request further information from the proponent about the SDA application and technical reports, timeliness of responses to information requests, and ability to satisfactorily address issues raised during the assessment process.

### **Proposed use**

8. The proposed use is within in the High Impact Industry Precinct, Medium-High Impact Industry Precinct and the Materials Transportation and Services Corridor Precinct of the GSDA.
9. The proposed use is considered to align with the definition of a “Renewable energy facility” in the development scheme.
10. The proposal is not listed as a defined use which meets the precinct intent of the development scheme. Other uses may also be supported where they do not compromise the uses generally considered to meet the precinct intent and where the proposal meets the strategic vision, overall objectives and SDA wide assessment criteria of the GSDA development scheme. The application should include a section in the planning report to demonstrate the suitability of the proposed use within the precinct, despite the conflict.

### **Planning report**

11. The SDA application is required to be accompanied by a planning report that includes a full assessment of the proposal in accordance with the development scheme, including the strategic vision for the GSDA, overall objectives, and preferred development intent of the precincts and relevant assessment criteria. The assessment should also draw on the key outputs/solutions of the specialist reports to demonstrate compliance.
12. As part of the site analysis, the planning report should provide an overview of the location of the proposed development in relation to nearby uses and future industries. The application should also consider the Aldoga rail yard location (approved by the Coordinator-General in 2013) in terms of access to the site.

13. The planning report should provide a detailed description of the proposed activities and development on site, including both construction and operational requirements, and provide further details in relation to:

- development staging
- workforce numbers and source
- environmental matters
- parking locations
- trip generation
- details of any waterway crossings
- details of amount of vegetation clearing and any remediation/rehabilitation proposed
- movement and mix of vehicles (e.g. trucks and cars) for both construction and operation, and
- key findings of specialist reports and any identified solutions to address potential impacts.

### **Plans**

14. Provide site plans that show:

- areas to be covered by solar panels (including construction details, laydown areas, access tracks and examples of how the finished photovoltaic array will look and work)
- details of the proposal (e.g. site access / driveways, hardstand/gravel areas, building locations), and
- proposed site treatments (including along road frontage) and road surfacing requirements in more detail.

### **Technical reports**

15. Technical reports should include, but are not limited to:

- Traffic and transport assessment
- Hydrological assessment
- Ecology assessment
- Cultural heritage assessment
- Visual impact assessment (glare assessment requirement is to be determined)
- Bushfire risk assessment
- site management plan to address issues such as with noise, dust and a complaints register
- construction management plan, and
- site rehabilitation plan and vegetation management plan for the site.

### **Other legislative requirements**

16. Additional permits/licences/approvals etc. may be identified at a later stage in the development assessment process. Notwithstanding this, it is the proponent's responsibility to identify and obtain any other permits/licences/approvals required under local, state and/or commonwealth legislation for the proposal.

### **Referral entities**

17. A review of the proposal has identified the following as potential referral entities:

- Gladstone Regional Council

- Department of Transport and Main Roads
- Department of Natural Resources, Mines and Energy
- Department of Environment and Science
- Department of Agriculture and Fisheries
- Gladstone Ports Corporation
- Powerlink

Prior to lodging the application more detailed advice can be provided on the application and supporting information including the planning report and other technical assessments.

## **Other matters**

### **A. Staging**

Acciona Energy intend to develop the entire project however this could be staged.

#### SDAD advice

- Sufficient information about proposed staging will be required in the SDA application to enable assessment of the proposal. Generally, staging of the proposed use is possible and should an SDA application be recommended for approval with conditions, appropriate conditions can allow for development to be staged, Considerations for staging an SDA approval include how compliance for individual stages can be managed and cumulative impacts of the development.

### **B. Materials Transportation and Services Corridor (MTSC) Precinct**

The mapped precinct boundary for the MTSC Precinct is not cadastre based.

#### SDAD advice

- The boundary of the MTSC precinct does not line up with the cadastre boundaries along the north-western boundary of the proposed developable area.
- It is recommended Acciona reconsider the need to locate the use in the MTSC precinct at this point, given the intent of the MTSC precinct. If the proposal is located within the MTSC precinct, the application will need to demonstrate how the proposal does not compromise the precinct and the existing infrastructure in the area.
- For any land owned by the Coordinator-General that is proposed to be part of the application, landowner's consent to lodge an SDA application over this area is required from the Coordinator-General, in order for the application to be properly made. It is recommended you seek this consent prior to lodging the application.

### **C. Access Crossing of MTSC Precinct for construction**

Acciona have indicated they intend to cross the MTSC Precinct at an existing constructed access point during the construction phase of the project.

#### SDAD Advice

- Acciona have identified an existing constructed access point to use for crossing over the MTSC precinct during the construction phase of the project. This land is owned by the Coordinator-General.

- In addition, please note that this access point is part of an existing Licence Agreement. Approval to use this access point would be subject to the terms of the Licence Agreement and would need to be negotiated with both the Coordinator-General and the Licensees. While these negotiations are outside the scope of the SDA application, it is recommended negotiations are commenced to avoid delays in the project in the future.

#### **D. Draft conditions for review**

Acciona asked about the ability to review draft conditions prior to a decision.

##### SDAD Advice

- Proponents can be provided draft conditions prior to a final recommendation made to the Coordinator-General.

#### **E. Access to precinct from Gladstone-Mt Larcom Road**

Acciona requested whether alternate access points would be permitted from Gladstone-Mt Larcom Road different to those prescribed in the Gladstone SDA developments scheme.

##### SDAD Advice

- The site access points from Gladstone-Mt Larcom Road are limited to 3 specific locations described in the Gladstone SDA development scheme. These access points have been defined based on a study undertaken in consultation with DTMR. The study was used to inform the latest version of the development scheme and identifies safe and efficient access points to land use precincts, among other things. The study also considered the proposed Aldoga Rail Yard location.
- A copy of this study has previously been provided. Please note this document was prepared by independent consultants for consideration by government and is not an official government document. It is to be treated as confidential and must not be copied or distributed. It is for your information only.
- SDAD can coordinate a meeting with DTMR to discuss proposed access points if required.

#### **F. Vegetation clearing**

It is noted native vegetation clearing will be required. Advice is sought regarding assessment criteria and whether a relevant purpose under s22A of the *Vegetation Management Act 1994* is required.

##### SDAD Advice

- The Coordinator-General will assess the proposed native vegetation clearing against the development scheme. The Department of Natural Resources and Mines (DNRME), will be a referral entity for the proposal and will assess the application against the relevant interests.
- It is noted AECOM will seek advice directly from DNRME about whether a relevant purpose under the Vegetation Management Act is required. This information can be submitted with the application documentation.
- 50m wide buffers are proposed along any waterways.

#### **G. Waterway barrier works**

- Waterway barrier works may be required as part of the proposed use.

### SDAD advice

- Waterway barrier works requirements are not assessed by the Coordinator-General but details about this matter can be included in the application. The Department of Agriculture and Fisheries is likely to be a referral entity the SDA application.

### **H. Regional Plan and State Planning Policy**

Advice was requested on any key items of consideration within the Regional Plan and State Planning Policy.

### SDAD Advice

- The key outcomes of the State Planning Policy are largely reflected in the development scheme provisions; however, a high-level assessment of the Central Queensland Regional Plan and State Planning Policy objectives can be provided as part of the application documentation.





Office of the  
**Coordinator-General**

Our ref: OUT18/5251  
Your ref: 60578707

**- 8 AUG 2018**

Acciona Energy Australia Global Pty Ltd  
c/- Aecom Australia Pty Ltd  
Ms Colette Hayes  
Senior Planner  
Level 8, 540 Wickham Street  
FORTITUDE VALLEY QLD 4006

Via email: [Colette.Hayes@aecom.com](mailto:Colette.Hayes@aecom.com)

Dear Ms Hayes

I refer to your request of 1 June 2018 for a pre-lodgement consideration of a proposed SDA application for a material change of use for a renewable energy facility in the Gladstone State Development Area.

A pre-lodgement meeting was held on 6 June 2018 between Acciona Energy Australia, Aecom and officers from State Development Areas Division (SDAD). Enclosed is a record of issues raised in the meeting including advice on the material that is to be provided as part of an SDA application.

The following referral entities are likely to be consulted on the proposed SDA application:

- Gladstone Regional Council
- Department of Transport and Main Roads
- Department of Natural Resources, Mines and Energy
- Department of Environment and Science
- Department of Agriculture and Fisheries
- Gladstone Ports Corporation
- Powerlink.

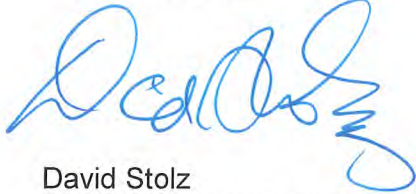
I trust the information provided at the meeting, and within the enclosure to this letter, will assist you to prepare the SDA application for a material change of use for a renewable energy facility for lodgement.

Please note that, in deciding any subsequent application, the Coordinator-General is **not** bound by any advice, verbal or written, given by him or his officers during pre-lodgement consideration.

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If you require any further information, please contact Amanda Koenig, Senior Project Officer, State Development Areas Division, Office of the Coordinator-General, on 3452 7575 who will be pleased to assist.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Stolz', with a stylized flourish at the end.

David Stolz  
**Assistant Coordinator-General**  
**State Development Areas**

Enc

Gibbs, Brian

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From: Amanda Koenig <Amanda.Koenig@coordinatorgeneral.qld.gov.au>  
Sent: Monday, 27 August 2018 1:37 PM  
To: Gibbs, Brian  
Cc: Sally Chapman  
Subject: native vegetation clearing for proposed Aldoga solar farm in Gladstone SDA

Dear Brian

In relation to the native vegetation clearing requirements applicable to the site of the proposed solar farm (Lot 29 RP894241, Lot 1 SP260750 and Lot 7 SP260750) in the Gladstone SDA development scheme, the following is noted:

- vegetation clearing will be occurring in Regulated Regrowth Vegetation (Category C and Category R)
- the clearing is not considered SDA assessable development.

Section 1.3.2 of the Gladstone SDA Development Scheme states '(1) development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development for this development scheme if.. (e) development is operational work for clearing native vegetation that is exempt or self-assessable under the planning act'. It is considered the proposed clearing related to this development is exempt clearing work under the Planning Act 2016, specifically Schedule 21, Part 2, section 2(g) of the Planning Regulation.

Operational works for native vegetation clearing on the site for the development located in the Medium-High Impact, High Impact Industry Precinct and the Materials Transportation & Services Corridor Precinct of the Gladstone SDA development scheme is not SDA assessable development. This means that an SDA approval is not required for operational works (native vegetation clearing) under the Gladstone SDA development scheme in this case.

If you have any queries in relation to this please let me know.

Regards Amanda



Amanda Koenig  
Senior Project Officer  
State Development Areas  
Department of State Development,  
Manufacturing, Infrastructure and Planning

**Queensland**  
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