

# Appendix E

## State Planning Policy Assessment

## State Planning Policy and Assessment Benchmarks

Appendix E contains an assessment of the project against the range of state interests contained within the SPP. The project is compliant with the intent of the SPP, noting the following:

- **Housing supply and diversity** – the Project is non-residential in nature and is located on land identified for industrial purposes in the GSDA Development Scheme.
- **Liveable communities** – the development is non-residential in nature and is located on land identified for industrial purposes in the GSDA Development Scheme. The site is also located away from land zoned for residential purposes where the objectives of this interest apply.
- **Agriculture** – the development is not located in an IAA, ALC (class A or B) or stock route. The proposed development is not rural in nature however will not limit the use of rural zoned land in the surrounding locality in accordance with the objectives of the state interest.
- **Development and construction** – the Project represents the appropriate delivery of large scale infrastructure within an SDA. The development is consistent with the intent and purpose of the Gladstone SDA and precincts, in particular the function to accommodate activities with a large land requirement that cannot be easily accommodated in traditional industrial estates or within other land zonings.
- **Mining and extractive resources** – the Project is not within a Key Resource Area (KRA) or associated separation areas and transport routes. The development will not affect the operation of KRAs in the surrounding locality and region.
- **Tourism** – the Project is located within the Gladstone SDA which has been long-recognised as an area for large scale industrial and infrastructure development. A landscape and visual impact assessment (LVIA) has been undertaken to assess the potential impacts to sensitive receptors and viewpoints, including the peak of Mount Larcom. The LVIA concluded that ‘No significant visual effects were identified’.
- **Biodiversity** – the Project will involve the clearing of native vegetation which is exempt development based on feedback from the Office of the Coordinator General (refer to advice letter included as part of Appendix K). The development layout has been configured to avoid areas of highest ecological value (i.e. mapped waterways and remnant regional ecosystems). A referral was lodged for the Project on 6 July 2018 to the Department of the Environment and Energy. The referral concluded that no significant impacts on MNES were likely to result from the Project. The Department of the Environment and Energy determined that the Project was not a Controlled Action on 25 September 2018.
- **Coastal environment** – the development is located away from the coastal management district and represents the orderly, co-location of development in the Gladstone SDA.
- **Cultural heritage** – the Project is located away from listed national and state heritage places. In order to meet Duty of Care requirements under the *Aboriginal Cultural Heritage Act 2003*, all activities on the site will be conducted in accordance with the relevant Cultural Heritage Management Plan (CHMP) for the site; executed between EDQ and the Port Curtis Coral Coast People.
- **Water quality** – the appointed Contractor will prepare necessary management plans and conduct activities to meet the stormwater management design objectives contained in the SPP (Table E2, Appendix E). Detailed design will also ensure the operations can achieve management design objectives contained in the SPP (Table E2, Appendix E).

- **Emissions and hazardous activities** – access to the Project will involve crossing high pressure gas pipelines within Lot 1 on SP260750 to the north west of the site. Access design and detail will be in accordance with the requirements of each proponent. It is noted that the land surrounding the site may be developed in the future for industrial activities which involve hazardous material or generate emissions. The proposed development is not sensitive in nature and would not impact on the potential for future development of these types of uses. Dust and noise emissions during construction will be managed through a Construction Environmental Management Plan (CEMP).
- **Natural hazards, risk and resilience** – a bushfire management plan has been prepared for the site to ensure risks are appropriately managed and mitigated. Hydraulic modelling has also been undertaken to ensure the development does not worsen site flood characteristics.
- **Energy and water supply** – the Project (solar farm) is complementary to the major electricity easement and adjacent Larcom Creek substation (Powerlink). The layout of the development avoids works within the electricity easement, aside from necessary internal vehicle access tracks and electrical cable crossings (in accordance with future co-use agreements with Powerlink for these uses). The grid connection for the Project may utilise the current Powerlink easement or may seek a separate OHTL easement to the Larcom Creek substation.
- **Infrastructure integration** – the Project represents the appropriate siting (within an SDA) and co-location (Powerlink easement and substation) of renewable energy infrastructure.
- **Transport infrastructure** – the Project will not require new access to the State controlled road (Gladstone-Mount Larcom Road) and will accommodate committed development of railway infrastructure. Operational and construction traffic will utilise existing intersections with Gladstone – Mount Larcom Road. The construction traffic associated with the Project will avoid interfaces with existing rail infrastructure wherever practicable.
- **Strategic airports and aviation facilities** – the development will not affect the ongoing safe operation of Gladstone Airport.
- **Strategic ports** – the Project will not affect the ongoing operation of the Gladstone Port. A large portion of the materials for the Project is expected to be imported via the Port of Gladstone.

Table E1 - SPP Assessment

Policy	Mapping	Policy applicability	Assessment benchmarks applicability
<b>Planning for liveable communities and housing</b>			
Housing supply and diversity	No mapping associated with this interest	<b>No conflict</b> – the development is non-residential in nature and is located on land identified for industrial purposes in the GSDA Development Scheme	No assessment benchmarks associated with this interest.
Liveable communities	No mapping associated with this interest	<b>No conflict</b> – the development is non-residential in nature and is located on land identified for industrial purposes in the GSDA Development Scheme. The site is also located away from land zoned for residential purposes	Assessment benchmarks are not applicable as the project does not involve a premises accessed via a common private title.

Policy	Mapping	Policy applicability	Assessment benchmarks applicability
		where the objectives of this interest apply.	
<b>Planning for economic growth</b>			
Agriculture	The site is not within any of the following: <ul style="list-style-type: none"> <li>• Important agricultural area (IAA)</li> <li>• Agricultural land classification (ALC) – class A and B</li> <li>• Stock route network</li> </ul>	<b>No conflict</b> – the development is not located in an IAA, ALC (class A or B) or stock route. The proposed development is not rural in nature however will not limit the use of rural zoned land in the surrounding locality in accordance with the objectives of the state interest.	No assessment benchmarks associated with this interest.
Development and construction	The site is within a State Development Area	<b>Applicable</b> – the project is represents the appropriate delivery of large scale infrastructure within an SDA. The development is consistent with the intent and purpose of the Gladstone SDA and precincts, in particular the function to accommodate activities with a large land requirement that cannot be easily accommodated in traditional industrial estates.	No assessment benchmarks associated with this interest.
Mining and extractive resources	The site is not within a key resource area – resource/processing area, separation area, transport route, transport route separation area	<b>No conflict</b> – the development is not within a KRA or associated separation areas and transport routes. The development will not affect the operation of KRAs in the surrounding locality and region.	Assessment benchmarks are not applicable as the site is not within a KRA or associated separation areas and transport routes.
Tourism	No mapping associated with this interest	<b>No conflict</b> – the development is located within the Gladstone SDA which has been long-recognised as an area for large scale industrial and infrastructure development. A visual impact assessment has been undertaken to assess the potential impacts to sensitive receptors and viewpoints, including the peak of Mount Larcom.	No assessment benchmarks associated with this interest.
<b>Planning for the environment and heritage</b>			
Biodiversity	The site is subject to the	<b>Applicable</b> – The Project will involve the	No assessment benchmarks associated with

Policy	Mapping	Policy applicability	Assessment benchmarks applicability
	following: <ul style="list-style-type: none"> <li>• MSES – Wildlife habitat</li> <li>• MSES – Regulated vegetation (category B)</li> <li>• MSES – Regulated vegetation (category C)</li> <li>• MSES – Regulated vegetation (category R)</li> <li>• MSES – Regulated vegetation (essential habitat)</li> <li>• MSES – Regulated vegetation (intersecting a watercourse)</li> </ul>	clearing of native vegetation which is exempt development based on feedback from the Office of the Coordinator General. The development layout has been configured to avoid areas of highest ecological value (i.e. mapped waterways and remnant regional ecosystems).	this interest.
Coastal environment	The site is not within the coastal management district	<b>No conflict</b> – the development is located away from the coastal management district and represents the orderly, co-location of development in the Gladstone SDA.	No assessment benchmarks associated with this interest.
Cultural heritage	The site is not within a national heritage place or state heritage place	<b>Applicable</b> –The Project is located away from listed national and state heritage places. In order to meet Duty of Care requirements under the <i>Aboriginal Cultural Heritage Act 2003</i> , all activities on the site will be conducted in accordance with the relevant Cultural Heritage Management Plan (CHMP) for the site; executed between EDQ and the Port Curtis Coral Coast People.	No assessment benchmarks associated with this interest.
Water quality	The site is within a water resource catchment	<b>Applicable</b> – the appointed Contractor will prepare necessary management plans and conduct activities to meet the stormwater management design objectives contained in the SPP (Table A, Appendix 2). Detailed design will also ensure the operations can achieve management design objectives contained in the SPP (Table B, Appendix 2).	Assessment benchmarks are applicable – refer to Table E2 for further detail.

Policy	Mapping	Policy applicability	Assessment benchmarks applicability
<b>Planning for safety and resilience to hazards</b>			
Emissions and hazardous activities	The site is adjacent to high pressure gas pipelines (within Lot 1 on SP260750)	<b>Applicable</b> – access to the development will involve crossing high pressure gas pipelines within Lot 1 on SP260750. Access design and detail will be in accordance with the requirements of each proponent. It is noted that the land surrounding the site may be developed in the future for industrial activities which involve hazardous material or generate emissions. The proposed development is not sensitive in nature and would not impact on the development of these types of uses.	No assessment benchmarks associated with this interest.
Natural hazards, risk and resilience	The site is within the following: <ul style="list-style-type: none"> <li>Flood hazard area (local government flood mapping area)</li> <li>Bushfire prone area (very high, high and medium potential intensity, potential impact buffer)</li> </ul>	<b>Applicable</b> – a bushfire hazard assessment and management plan has been prepared for the site to ensure risks are appropriate managed and mitigated. Hydraulic modelling has also been undertaken to ensure the development does not worsen off site flood characteristics.	Assessment benchmarks are applicable – refer to Table E3 for further detail.
<b>Planning for infrastructure</b>			
Energy and water supply	The site is within Major electricity infrastructure (Powerlink)	<b>Applicable</b> – the development (solar farm) is consistent with the major electricity easement and adjacent substation (Powerlink). The layout of the development avoids works within the electricity easement, aside from necessary internal vehicle access tracks.	No assessment benchmarks associated with this interest.
Infrastructure integration	No mapping associated with this interest	<b>Applicable</b> – the development represents the appropriate siting (within an SDA) and co-location (Powerlink easement and substation) of renewable energy infrastructure.	No assessment benchmarks associated with this interest.
Transport infrastructure	The site is not within an existing or future state	<b>No conflict</b> – the proposed development will not require direct access to the State controlled	No assessment benchmarks associated with this interest.

Policy	Mapping	Policy applicability	Assessment benchmarks applicability
	controlled road or railway. The site is however located to the north of Gladstone Mount Larcom Road (state controlled road) and a railway corridor.	road (Gladstone Mount Larcom Road) and will accommodate committed development of railway infrastructure.	
Strategic airports and aviation facilities	The site is subject to the following: <ul style="list-style-type: none"> <li>• Obstacle limitation surface area</li> <li>• Obstacle limitation surface contours (169.1m)</li> </ul>	<b>No conflict</b> – the development will not affect the ongoing safe operation of Gladstone Airport.	Assessment benchmarks are not applicable – none of the works or infrastructure associated with the proposed use will intrude into the OLS contour for the Gladstone Airport.
Strategic ports	The site is not within a strategic port.	<b>No conflict</b> – the development will not affect the ongoing operation of the Gladstone Port.	No assessment benchmarks associated with this interest.

Table E2 Assessment benchmarks – water quality

Assessment benchmark	Commentary
(1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from: <ul style="list-style-type: none"> <li>(a) altered stormwater quality and hydrology</li> <li>(b) waste water</li> <li>(c) the creation or expansion of non-tidal artificial waterways</li> <li>(d) the release and mobilisation of nutrients and sediments.</li> </ul>	<b>Complies</b> Hydraulic modelling has also been undertaken to ensure the development does not worsen off site flood characteristics.
(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)	<b>Complies</b> The appointed Contractor will prepare necessary management plans and conduct activities to meet the stormwater management design objectives contained in the SPP (Table A, Appendix 2). Detailed design will also ensure the operations can achieve management design objectives contained in the SPP (Table B, Appendix 2).
(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	<b>Not applicable</b>

Table E3 Assessment benchmarks – natural hazards, risk and resilience

Assessment benchmark	Commentary
<b>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</b>	
(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	<b>Complies</b> A bushfire hazard assessment and management plan has been prepared for the site to ensure risks are appropriately managed and mitigated. Hydraulic modelling has also been undertaken to ensure the development does not worsen off site flood characteristics.
<b>All natural hazard areas:</b>	
(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.	<b>Complies</b> The proposed use will not hinder disaster management response or recovery capacity and capability by virtue of increasing the severity of existing hazards or significantly increasing the workforce within the hazard area.
(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	<b>Complies</b> The proposed development will reduce the severity of bushfire hazard on the site and hydraulic modelling has been undertaken to ensure no off site worsening of flood characteristics.
(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	<b>Complies</b> Whilst certain elements of the development may remain within areas subject to flood hazard (solar panel arrays) any buildings and structures which may include storage of hazardous materials will be located outside of flood and bushfire hazard areas.
(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	<b>Complies</b> The development has been designed to largely retain the natural landform to ensure no worsening of off-site flooding.