

**Meeting Details**

<b>Meeting Time/Date</b>	10am, 9 February 2016
<b>Location</b>	Development Assessment Conference Room, 543 Ruthven Street
<b>Council Attendees</b>	Steven Bell – Planner, Rodney O’Brien – Senior Planner, Neil Elliott – Development Assessment Engineer, Merisa Taylor – Administration Officer
<b>Applicant Attendees</b>	Nick Canto – Project Leader for Icubed Consulting, Elizabeth Cruice – Town Planner for Icubed Consulting.

**Applicant Contact Details**

<b>Applicant Name</b>	Yarranlea Solar Pty Ltd
<b>Postal Address</b>	C/- icubed Consulting Pty Ltd, PO Box 878, TOOWONG QLD 4066

**Property Details**

<b>Application Number</b>	PREL/2016/104
<b>Property Owner</b>	Donald C Saal and Winifred M Saal
<b>Property Address</b>	538 Yarranlea Road & 752 Murlaggan Road, Yarranlea QLD 4356
<b>Property Description</b>	Lot 3347 A341649, Lot 2 RP7475, Lot 2 RP18249, Lot 2 A34925
<b>Site Area</b>	102.79 hectares
<b>Zoning</b>	Rural
<b>Precinct</b>	100 ha
<b>Overlay Map Designation</b>	Agricultural Land Overlay Environmental Significance Overlay: <ul style="list-style-type: none"> <li>• Areas of Ecological Significance;</li> <li>• Areas of Ecological Significance Buffer; and</li> <li>• Waterways and Wetlands Buffer.</li> </ul>
<b>Local Plan</b>	Not Applicable.

**Proposed Development**

<b>Development Type</b>	Material Change of Use
<b>Proposed Use</b>	Renewable Energy Facility
<b>Description of Proposed Development</b>	Material Change of Use – Renewable Energy Facility – Solar Farm
<b>Submitted Concept / Proposal Plan References:</b>	Stage 1 GA Plan prepared by Icubed Consulting Pty Ltd; Battery Storage Details, prepared by Icubed Consulting Pty Ltd; Inverter, Solar Panel and Dence Details, prepared by Icubed Consulting Pty Ltd; and Stage 2, 3 and 4 GA Plans, prepared by Icubed Consulting Pty Ltd.

## Confirmation of Assessment Status against the Planning Scheme

Development Component	Use / Development	Assessment Status ( X denotes assessment status)				
		Self / Exempt	Compliance	Code	Impact	Impact (Inconsistent)
Material Change of Use	Renewable Energy Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Confirmation of Applicable Codes

Codes applicable to the subsequent assessment of the development proposal subject to this meeting are as follows:

### ***Toowoomba Regional Planning Scheme 2012***

#### Zones

6.6.6 Rural Zone Code

#### Overlays

8.5.1 Environmental Significance Overlay Code

8.6.2 Agricultural Land Overlay Code

#### Other Codes

9.3.8 Rural Uses Code

9.4.2 Environmental Standards Code

9.4.3 Integrated Water Cycle Management

9.4.4 Landscape Code

9.4.6 Transport, Access and Parking Code

9.4.7 Works and Services Code

## Confirmation of Referral Agencies

Referral Agency	Technical Agency	Trigger for Referral	Concurrence / Advice
SARA	Department of Natural Resources and Mines	Schedule 7, Table 3, Item 10. Refer to <i>Sustainable Planning Regulation 2009</i> .	Concurrence
SARA	Ergon Energy	Schedule 7, Table 3 Item 7(a) any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the Electricity Act 1994 and the easement is for a transmission grid or supply network under that Act;	Advice

## Proposal

The applicant seeks planning advice for a 'Renewable Energy Facility' to develop a utility scale photovoltaic solar farm. The use involves a facility producing up to 100MW of energy estimated to service 26,000 households. The life expectancy of the use is 30 years. The layout is proposed in the following stages:

Stages	Description
Stage 1	Approx. 40MW over 100ha + battery storage, operations and maintenance buildings, including connection to Ergon Substation – 295m <sup>2</sup> Inverter
Stage 2	20MW over 50ha – 148m <sup>2</sup> Inverter
Stage 3	20MW over 50ha – 148m <sup>2</sup> Inverter
Stage 4	20MW over 50ha – 148m <sup>2</sup> Inverter

The proposed layout has a Site Cover of 1,196m<sup>2</sup>, a maximum height of 7.696 metres for the tallest building and 5 car parking spaces. The panel area is unknown, but a development envelope and indicative layout has been provided.

The Renewable Energy Facility will connect directly into the power grid via an existing Ergon Energy 110kV HV Power line adjacent to the site. Battery storage will enable power generation during the day, releasing energy during the night or during periods of high demand.

The solar panel structures are 2 – 4 metres in height and will be aligned in rows.

No landscaping is proposed for this development.

Removal of vegetation in the centre of the site is proposed.

Vehicle access is via unnamed road from Yarranlea Road which runs adjacent to the southern property boundary.

## Definition

Under section SC1.1 of the Planning Scheme, a 'Renewable Energy Facility' is defined as:

*'Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.'*

Examples: Solar farm, wind farm, tidal power.

## Assessment Level

Under section 5.5, Table 5.5:19 – Rural Zone under the Planning Scheme, the use triggers an Impact Assessable application for a 'Renewable Energy Facility'.

## Issues/Advice

### Town Planning

#### General

- An Impact Assessable Development Application is required to be submitted to Toowoomba Regional Council to seek a Development Permit for Material Change of Use – Renewable Energy Facility.
- A planning report is required, addressing the relevant sections of the Planning Scheme, including the Strategic Framework, Purposes and Overall Outcomes, Performance Outcomes and Acceptable Outcomes; and any other relevant planning scheme policies.
- The mandatory supporting information in IDAS Forms 1 and 5 will need to be provided.
- The application will need to be publically notified.

#### Specific Advice

- To maintain the existing rural character of the area landscaping will be required that screens the use from external public areas, including public roads, adjoining properties and surrounding sensitive receptors. Refer to landscaping comments for requirements.

- Consideration should be given to incorporation of minor agricultural uses, such as grazing, to maintain the rural intent of the properties.
- Identify timing for completion of construction for each stage by nominating the staging of the project with a staging plan.
- Provide plans identifying the network interconnection facilities to connect to the power grid and provide photos of the connection location.
- Provide a detailed site plan for the battery storage area and control room, including all hardstand areas, landscaping, car parking, buildings, building setbacks, effluent disposal areas etc.
- Provide details of any further impervious areas (e.g. internal roads etc.).
- Provide an indicative cross section of the proposed solar panels.
- Identify the separation distances between each row of solar panels. Ensure there is sufficient separation to allow appropriate maintenance of the panels and to maintain growth of native ground cover.
- Identify the number of staff onsite at one time.
- Identify the expected panel area, identified as a percentage of the site(s) being covered.
- The proposed Renewable Energy Facility is a non-rural use; however it is not listed as a consistent or inconsistent use under Acceptable Outcome 4.1 of the Rural Zone Code (for assessable development); but
- The use conflicts with Performance Outcome PO8 and PO13 under the Rural Zone Code; and
- The use is located within Agricultural Land under the Agricultural Land Overlay Code, and conflicts with PO1 and PO2 of this code, which respectively state: '*development does not reduce the productive capacity of the land or result in conflict with nearby rural uses*' and '*Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.*'
- The planning report will need to address the above and any other conflicts with the Planning Scheme, demonstrating there is sufficient planning grounds (planning need) to justify the location of the development and an approval of the application, despite the conflict with the Planning Scheme.

## Engineering

### Site Layout and Car Parking

- Concept plan/s, drawn to scale, should be provided showing car parks, and access requirements to/from the development site, in accordance with AS2890.1 '*Parking facilities Part 1: Off-street car parking*' and '*Part 2: Off-street commercial vehicle facilities*'.

### Stormwater

- A Conceptual Stormwater Management Plan (CSMP) will be required prepared in accordance with the requirements of the *Queensland Urban Drainage Manual*. The CSMP should address all stormwater coming to the site, flowing through and leaving the site.

### Traffic

- A Traffic Impact Statement (TIS), as described in Austroads, '*Guide to Traffic Management Part 12: Traffic Impacts of Development*', will be required.
- The TIS will also need to demonstrate that there will be no significant adverse impacts on the adjoining road network in accordance with the requirements of *Queensland Streets*.

### Earthworks

- No information has been provided to show how earthworks requirements are to be addressed. Should significant earthworks be proposed, plans and cross sections should be provided showing the proposed cut/fill areas and quantities annotated.

### Earth Retaining Structure/Retaining Walls

- No information has been provided to show any requirement for retaining walls. Should the use of retaining walls be proposed then a plan will be requested showing the height and location of the walls.

## Engineering Design Certificate

- A Design Certificate will be required, prepared by a Registered Professional Engineer of Queensland (RPEQ) certifying that all the submitted engineering drawings and documents are prepared in accordance with relevant Australian Standards, Council requirements as well as good engineering practice.

## Landscaping

- It is recommended that a landscape buffer form part of the proposal. The landscaping buffer should assist in addressing any concerns of glare and visual amenity. It is anticipated that a minimum buffer would be ten (10) metres wide and achieving a height of five (5) metres within 5 years of planting, and planted along the full length of the all property boundaries. A Concept Landscaping Plan, including cross-sections through the site should be provided together with analysis of potential site lines from sensitive receptors with respect to direct views to, and any glare from, the development.

## Environment

### Noise & Air Quality Impact Mitigation

- In general noise and air quality impacts are not expected to be an issue of great concern and no Noise or Air Quality Impact Assessments are required. However the Town Planning Report should still sufficiently address these items, in particular noise generating aspects/activities of the proposed development given the proximity to surrounding sensitive receptors, and the potential for dust from the use of any unpaved internal roads/tracks and insufficient groundcover.

### Ecological Significance Overlay

- The subject site is mapped as containing an Area of Ecological Significance and a Wetlands & Waterway Buffer Area on the Environmental Significance Overlay contained in the *Toowoomba Regional Planning Scheme 2012*.
- The patch of vegetation present on Lot 2 on RP7475 is about 1.8 hectares in size and is also mapped by the Queensland Government as Cat B regulated vegetation containing endangered regional ecosystems ((RE) 11.9.5) under the *Vegetation Management Act 1999* (VMA) (which is a Matter of State Environmental Significance (MSES) under the State Planning Policy).
- This RE is also listed as a Threatened Ecological Community (Matter of National Environmental Significance (MNES)) under the *Environment Protection and Biodiversity Conservation Act 1999*. It is the only mapped are of this RE type in the local area and has been identified by the State Government has having Special Biodiversity Values as wildlife refugia.
- Concept plans provided indicate that the removal of this patch of vegetation will be required.
- Unless an Ecological Impact Assessment involving a field survey is carried out and concludes the patch of vegetation holds low ecological value, it is unlikely to be determined that the clearing proposed would meet the Acceptable Outcomes the Overlay Code.
- The Ecological Impact Assessment report to be prepared will need to demonstrate that the proposed development will not have any detrimental impacts on the ecological values (flora and fauna, habitat (grassland and vegetation) and waterways) of the site (and surrounds). It will need to be prepared by a suitably qualified person (ecologist) and address as a minimum, the Performance Outcomes listed in the Biodiversity Overlay Code contained within the Planning Scheme and outline what measures will be undertaken to preserve values of the site and surrounds.
- The concept plans provided also show that arrays are proposed to be built within the mapped Water and Wetland Buffer area shown on the Overlay Mapping. As no defined watercourse exists in this mapped area, and given it is currently cropped and would appear to be subject to meandering overland flow, Council is less concerned with this aspect provided it can be demonstrated that the development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.

## Infrastructure Charges

- Infrastructure Charges will be applicable to the proposed development. These will be calculated in accordance with the relevant and current policies at the time of lodgement of the Development Application. A request can be made for an estimate of Infrastructure Charges applicable to the proposed development; a fee of \$200 is payable.

## Fees

In accordance with the *Planning and Development Group Register of Cost Recovery Fees and Charges 2015/2016*, the application fees for the proposed development are 'Price on Application (POA)'. The fees will be determined by the Manager, Development Assessment and based on an estimated fee to cover the actual cost for Council's assessment and determination of the application.

## Additional Technical Studies or Information Required

The technical studies/information identified below are recommended by Council to accompany any subsequent application for the development proposal. The technical studies/information are those identified as being required by Council based on a preliminary assessment of information provided for the purposes of this pre-lodgement meeting. Council does not preclude the possibility that additional technical studies/information may be required, and subsequently requested following further assessment of a subsequent development application.

Where information identified below does not accompany a subsequent development application, it may, following an assessment of the adequacy of information provided, be requested by Council under an Information Request issued pursuant to Section 276 of the *Sustainable Planning Act 2009*.

## Specific Questions raised in the Pre-lodgement Meeting request

Please refer to the above advices in regard to advice pertaining to Questions 1 to 4 of the Pre-lodgement Meeting Request.

## Specialist Technical Studies

Planning Report  
Traffic Impact Statement (TIS)  
Bushfire Hazard Assessment Report  
Concept Stormwater Management Plan (CSMP)

## Additional Information

Concept Landscaping Plan and Visual Amenity Analysis  
Site Plan, Floor Plans, Elevations, Cross Sections

## THANK YOU

Council thanks you for the opportunity to discuss your development proposal at this Pre-lodgement Meeting and advises that your confidentiality is respected.

Your interest in investing in the future of the Toowoomba Region is highly valued and appreciated by Council.

Council trusts your experience at this Pre-lodgement Meeting has been both positive and helpful. Your feedback about the quality of this service is welcomed.

Council wishes you every success with your development proposal and looks forward to being of further service to you in the future.

## Further Information

For further information or clarification provided in this record of meeting, please contact the undersigned.

**Officer Name (Planning):** Steven Bell  
**Officer Name (Engineering):** Neil Elliot  
**Phone:** 131 872  
**Email:** development@toowoombaRC.qld.gov.au

## Authorisation

The preceding record or meeting is confirmed by Council to be a true and accurate summary of information provided at the Pre-lodgement Meeting detailed above.

  
.....  
Yarranlea Solar Pty Ltd

  
.....  
Date

  
.....

  
.....  
Date

Rodney O'Brien  
Senior Planner, Development Assessment

**PLEASE SUBMIT A COPY OF THIS RECORD OF MEETING AS PART OF ANY SUBSEQUENT DEVELOPMENT APPLICATIONS FOR THE DEVELOPMENT PROPOSAL.**

## Disclaimer

*The purpose of the Pre-lodgement Meeting is to obtain Council's preliminary, non-binding comments on a given development proposal and to broadly identify matters requiring further investigation and consideration by an applicant and/or applicant's agents. The information given should not be used by anyone as a basis for investment or other private decision making purposes in relation to land purchases and/or proposed land use/s.*

*Accordingly, Council will not be bound by, or liable for, any written or verbal information or advice provided by Council Officers as part of the Pre-lodgement Meeting.*

*Applicants must not construe any such information or advice as an indication of the suitability of a given proposal or the likelihood of any such development proposal being approved by Council.*

*Council's obligations and assessment of any application for a Development Permit lodged subsequent to a Pre-lodgement Meeting will not be fettered or prejudiced by matters discussed or information or advice provided at a Pre-lodgement Meeting.*



Department of Infrastructure,  
Local Government and Planning

Our reference: SPL-0116-027196

25 February 2016

Yarranlea Solar Pty Ltd  
C/- Icubed Consulting Pty Ltd  
PO Box 878  
TOOWONG QLD

**Attention: Elizabeth Cruice**

Dear Elizabeth

**Prelodgement Meeting Record - Proposed Solar Farm**  
Yarranlea Road, Yarranlea QLD 4356

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides initial advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this pre-lodgement advice is provided in good faith, if the proposal is changed to that which was discussed with the Department of Infrastructure, Local Government and Planning (DILGP) during the pre-lodgement meeting, this advice is not binding.

#### Reference information

---

Departmental role: Concurrence Agency  
Jurisdiction: 7.3.10 Clearing Vegetation  
Pre-lodgement meeting date: 9 February 2016

Meeting attendees:

Name	Position	Organisation
Ms Charmaine Aldridge	Principal Planning Officer	DILGP



<b>Name</b>	<b>Position</b>	<b>Organisation</b>
Mr Josh Leddy	Senior Planner	DILGP
Mr Marc Morain	Senior Economic Development Officer	Department of State Development (DSD)
Miss Amy MacCartie	Natural Resource Management Officer	Department of Natural Resources and Mines (DNRM)
Elizabeth Cruice	Consultant	Icubed Consulting
Nick Canto	Engineer	Icubed Consulting

### **Site details**

---

Street address:	Yarranlea Road, Yarranlea QLD 4356
Real property description:	Lot 3347 A341649, Lot 2 RP18249, Lot 2 RP7475 and Lot 2 A34925
Site area:	301.853 Ha
Assessment manager reference:	n/a
Local government area:	Toowoomba Regional Council
Existing use:	Agricultural
Relevant site history:	Nil

### **Proposed development details**

---

Development type:	Material Change of Use
Development description:	Solar Farm

## Meeting minutes

Item	Discussion and advice
<b>DNRM</b>	
1.	<p>Mr Canto and Ms Cruice provided an overview of the solar farm project. The development is for 100 megawatts of solar power, to be delivered over 4 stages. It is anticipated that the project will commence in 3-4 years. Mr Canto advised that it is his intention to lodge the Development Application by the end of March 2016.</p> <p>The nominated site is suitable due to its proximity to the power grid and there are currently no constraints over the land. There are no neighbours in close proximity and the site will be conducive to workforce accessibility from nearby communities. It is expected that the existing contour banks will remain.</p> <p>Ms MacCartie provided the following information:</p> <ul style="list-style-type: none"> <li>• There is a Category B area mapped in an island formation on Lot 2 RP7475. Mapping identifies this area contains a Brigalow-Belah regional ecosystem (11.9.5);</li> <li>• The applicant is encouraged to verify this mapping, if there is some uncertainty or dispute as to the accuracy (in terms of extent or regional ecosystem), the applicant may apply for a Property Map of Assessable Vegetation (PMAV) that can then enable an amendment to the mapping to occur. However, if the vegetation is of concern, it may not be worth applying for the PMAV.</li> <li>• If a PMAV is sought, this should be applied for prior to lodging the development application.</li> </ul> <p>Mr Canto confirmed that the site currently has a full crop of sorghum, due to be harvested within two weeks. This will then enable the applicant to obtain improved access and determine whether the mapping is correct.</p> <p>Mr Canto intends to engage an environmental consultant to perform the assessment. Ms MacCartie advised that if the category B area is unable to be removed via a PMAV, the state assessment will be performed against Module 8 of the State Development Assessment Provisions (SDAP), with a particular focus on PO1, PO4 and PO8 (assuming the regional ecosystem is endangered or of concern). If the proposal intends to clear within the category B area, the proponent must be able to demonstrate how the impacts of the development have been avoided and minimised – this may prove difficult given the large expanse of category X areas within the application area. If the category B area can be retained, appropriate buffers (taking into consideration safety and firebreak considerations) would be required between the vegetation and any infrastructure proposed by the development to ensure that no clearing within the category B area could occur.</p>

Item	Discussion and advice
<b>DSD</b>	
2.	Mr Canto advised Mr Morain that it is anticipated that the solar farm will have a 30 year life, will employ 3 full time staff and that there is some opportunity for local supply chain development during construction.

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

If you require any further information, please contact Mr Josh Leddy, Senior Planner, on 07 4616 7307 who will be pleased to assist.

Yours sincerely



Ian McHugh  
A/Manager (Planning)