

Our Ref.: PECS/MB:nh/PA17005  
Your Ref.: 16-076

**Sent via Post and Email:** [elizabeth.cruice@icubed.com.au](mailto:elizabeth.cruice@icubed.com.au)

30 May 2017

Attention: Elizabeth Cruice

Clermont Solar Pty Ltd  
C/ Icubed consulting  
PO Box 878  
TOOWONG QLD

Dear Elizabeth

## SUSTAINABLE PLANNING ACT 2009

### DECISION NOTICE

#### DEVELOPMENT APPLICATION

**Applicant:** Clermont Solar Pty Ltd  
C/ Icubed consulting

**Owner:** Lot 6: William Edward Faint, Janice Sybil Faint and Ross William Faint.  
Lot 153: Greg James Randell and Marianne Summer Randell  
Lot 220: James Patrick Cook and Sheryle Anne Cook

**Proposal:** Material Change of Use – Public Utility (up to 150 MW solar farm and associated infrastructure)

Reconfiguring a Lot – Subdividing 1 lot into 2 lots

Reconfiguring a Lot – Dividing land into parts by agreement (Creating a Lease over 30 years)

**Application Number:** PA17005

**Address:** 70 Appos Road, Clermont  
Alpha Bypass Road, Clermont  
397 Alpha Bypass Road, Clermont

**Property Description:** Lot 153 on CLM230;  
Lot 220 on CLM102; and  
Lot 6 on SP159756.

**1. Decision Date**

29 May 2017

**2. Decision**

Approved subject to conditions

**3. Type of Development Approval**

Development Permit for Material Change of Use

Development Permit for Reconfiguring a Lot (Subdivision)

Development Permit for Reconfiguring a Lot (Creating a Lease)

**4. Referral Agencies**

Concurrence

Department of Infrastructure, Local Government and Planning  
PO Box 257  
MACKAY QLD 4740

Advice

Ergon Energy  
PO Box 264  
Fortitude Valley QLD 4006

**5. Conditions of Approval for Material Change of Use – Public Utility (up to 150 MW solar farm and associated infrastructure)**

**A. ASSESSMENT MANAGER CONDITIONS FOR MATERIAL CHANGE OF USE – PUBLIC UTILITY (UP TO 150 MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE)**

**1. PREMISES**

1.1. Approval is granted for a Development Permit for Material Change of Use – Public Utility (up to 150 MW solar farm and associated infrastructure) at 70 Appos Road, Clermont, Alpha Bypass Road, Clermont, and 397 Alpha Bypass Road, Clermont, legally described as Lot 153 on CLM230, Lot 220 on CLM102; and Lot 6 on SP159756.

1.2. The development of the premises must comply with the provisions of Council's Local Laws, Policies and Planning Scheme to the extent they have not been varied by this approval.

1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions: Plan of Proposed Development prepared by icubed consulting pty ltd:

- Project Overview, Dwg. No. A00, Rev G, dated 18/01/2017;
- Development Area, Dwg. No. A01, Rev E, dated 18/01/2017;

- Detail Site Plan, Dwg. No. A02, Rev G, dated 02/02/2017;
- Detail Site Plan, Dwg. No. A03, Rev F, dated 18/01/2017;
- Lease and Subdivision Plan, Dwg. No. A04, Rev F, dated 18/01/2017;
- Typical Details, Dwg. No. A05, Rev E, dated 13/01/2017;
- Indicative Control/Switchroom Floor Plan and Elevations, Dwg. No. A100, Rev D, dated 13/01/2017;
- Existing Storage Shed, Dwg. No. A101, Rev A, dated 13/01/2017.

## 2. APPROVED PLAN

- 2.1. Final detailed layout plans of the solar farm facility are to be submitted to Council for approval 40 days prior to the commencement of the use. The plans at a minimum must show:
- a) All building and structure locations;
  - b) Waste storage area;
  - c) Substation locations;
  - d) Inverter locations;
  - e) Above and below ground cabling;
  - f) Internal access roads;
  - g) Boundary setbacks; and
  - h) Solar farm array configuration.

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## 3. STAGED DEVELOPMENT

- 3.1. Staging of the development is to occur generally in accordance with the staging indicated on the approved plans, subject to and modified by any conditions of this development approval.
- 3.2. Stages must be completed in sequential order (i.e Stage 1 must be completed before Stage 2) as generally identified on the approved plan, subject to all conditions applicable to the relevant stages being complied with.

## 4. GENERAL

- 4.1. The applicant must demonstrate compliance with the conditions of this approval prior to the commencement of use.
- 4.2. All works must be completed generally in accordance with the requirements, information and plans detailed in the Planning Report "Urban Planning Report – Material Change of Use & Reconfigure a Lot Alpha Bypass Road, Clermont" prepared by icubed consulting, Document reference 16-076 dated 16/02/2017, and submitted with the Application.
- 4.3. The applicant must pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the commencement of use.
- 4.4. Where required, the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
- 4.5. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.

- 4.6. Where required, the developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.
- 4.7. All utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.
- 4.8. The applicant must ensure that the development complies with all firefighting regulations.
- 4.9. The applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.
- 4.10. All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.
- 4.11. Any works that will revert to Council control must be designed and construction supervised and certified by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.

## 5. CONSTRUCTION ACTIVITY AND NOISE

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- 5.1. Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or public holidays.
- 5.2. It is the applicant's responsibility to ensure compliance with the *Environmental Protection Act 1994*, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

## 6. BUILDING / STRUCTURE HEIGHT

- 6.1. Buildings and structures, with the exception of power transmission lines, associated with the use must not exceed 8.5 metres at any point above the natural ground level.

## 7. CONSTRUCTION MANAGEMENT PLAN

- 7.1. Prior to the commencement of construction, the applicant must prepare and provide to Council a Construction Management Plan for all construction activities on the site. The Construction Management Plan must include, but is not limited to, the following details for the construction phase of the development:
  - A description of all relevant activities to be undertaken on the site during construction including any staging for bulk earthworks.
  - Details of construction methods for all facets of the development and mitigation, monitoring, management and rehabilitation measures specific to the site.
  - Statutory and other obligations that the applicant is required to fulfil during construction including approvals, consultation and agreements from other authorities and stakeholders.
  - Details of environmental monitoring and performance.



## 8. EROSION AND SEDIMENT CONTROL

- 8.1. The Erosion and Sediment Control Plan for both the construction and operations phase of the development must be submitted to Council for approval before the commencement of construction. No construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards.
- 8.2. The measures must enforce effective erosion and sedimentation control at all times during the works period. Runoff from all areas where the natural surface is disturbed by construction must be free of pollutants and/or sediment before it is dispersed to stable areas, or directed to existing storm water drains or natural watercourses.

## 9. TRAFFIC MANAGEMENT PLAN

- 9.1. Prior to commencement of construction, the applicant must provide a Traffic Management Plan prepared and certified by Registered Professional Engineer of Queensland. The Traffic Management Plan must include, but is not limited to, provision of the following information:
- Details of how construction of the project will be managed in proximity of local and regional roads.
  - Details of traffic routes for heavy vehicles, including any necessary route or timing restrictions for oversized loads.
  - Details of how any potential safety hazards resulting from increased vehicle movements on Alpha Bypass Road and Lindley Road will be mitigated during the construction phase.
- 9.2. The applicant must undertake all works in accordance with the Traffic Management Plan and specifically any dust control measures required by the Road Maintenance Agreement for Alpha Bypass Road.

## 10. EXTERNAL ACCESS

- 10.1. The applicant must upgrade the existing external access to the subject land from Lindley Road to accommodate all traffic associated with the development and any ongoing existing pastoral uses. Prior to the commencement of this work, the applicant must lodge an application to Work on Council Property and pay the relevant fee. Construction of a driveway crossover must be in accordance with Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-040.
- 10.2. Prior to the commencement of construction of the Solar farm the internal driveways must be constructed to provide access to the development site. Construction must be of compacted gravel to a suitable standard to sustain all construction traffic. Pavement should provide localized widening wide enough to allow two vehicles to safely pass and provision must be made for stormwater drainage and control of dust.
- 10.3. The applicant must maintain Alpha Bypass Road in accordance with the Road Maintenance Agreement – Alpha Bypass Road executed by Clermont Solar Pty Ltd on 11 May 2017.

## 11. INTERNAL DRIVEWAYS

- 11.1. All internal driveways and Solar farm access tracks must be constructed of compacted gravel to a suitable standard to sustain all construction and future maintenance traffic requirements. Pavement must be wide enough to allow two vehicles to safely pass or with provision made for localized widening. Where necessary culverts or suitable erosion protection measures must be made for stormwater drainage.

11.2. Access driveways and pavements must be maintained to the satisfaction of Council at all times.

## 12. CAR PARKING

12.1. Car parking areas adjacent to sub-station and site office facilities must be provided of sufficient size to allow for five (5) car parking spaces. Car parking areas must generally provide sufficient space for parking and manoeuvring as specified in AS2890.1 Parking facilities – Part 1: Off-street car parking.

## 13. STORMWATER DRAINAGE

13.1. The approved development must not interfere with the natural flow of stormwater over the land and must not cause ponding or concentration of stormwater runoff on the subject land or adjoining land or roads.

13.2. Stormwater runoff from pavement areas must be managed within the site and dispersed to landscaped areas.

13.3. All earthworks must ensure the topography of the site remains free draining, the exception being minor works to prevent erosion and scouring.

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## 14. WATER AND WASTE WATER

14.1. Permanent facilities on site must be provided with a water supply sufficient for use and the provision of fire fighting facilities and storage in accordance with relevant Australian Standards and Queensland Fire and Emergency Services requirements.

14.2. Permanent facilities on the site must provide for adequate treatment of waste water. No treated waste water contaminated with oil, grease or other contaminants is permitted to discharge into any natural water course or/and Council stormwater system.

14.3. All private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, *Plumbing and Drainage Act 2002* and *Plumbing and Drainage Regulations* to the complete satisfaction of the Plumbing and Drainage Inspector.

## 15. LANDSCAPING

15.1. Landscaping is to be provided generally in accordance with the Detail Site Plan, Dwg. No. A02, Rev G, dated 02/02/2017. The proposed landscaping must be planted before the commencement of Stage 1 and include native vegetation screening. The landscaping must be maintained at a minimum of 3m high, 5m wide along the Alpha-Bypass Road during the operation.

15.2. Vegetation / screening must be provided to maintain the amenity of the area and minimise impacts caused by reflective glare on adjacent roads and receptors

15.3. Vegetation buffers and screening must be maintained to the satisfaction of Council at all times.

## 16. DECOMMISSIONING AND REHABILITATION

16.1. All infrastructure, panels, footings and structures associated with the solar farm shall be removed from the site within six (6) months from when the development ceases its operational life and site rehabilitation works undertaken, unless otherwise agreed by

Council, except where the substation, control room or overhead electricity lines are transferred to or in the control of the local electricity network operator.

- 16.2. Within 18 months of the site being decommissioned the site shall be returned as far as practical back to its pre-development condition in accordance with the certified Decommissioning and Rehabilitation Management Plan.
- 16.3. Prior to the commencement of use, the applicant must submit to Council a Decommissioning and Rehabilitation Management Plan prepared and certified by a suitably qualified person. The plan must include but is not limited to:
- Identification of structures, including but not limited to all solar panels, the substation, the control and facility building and electrical infrastructure, including underground infrastructure to be removed, except where the substation, control room or overhead electricity lines are transferred to or in control of the local electricity network operator, and how they will be removed.
  - Measures to reduce impacts of the development on the environment and surrounding land uses.
  - Details of how the land will be rehabilitated back to its predevelopment condition, including slope and soil profile.
- 16.4. Within 12 months prior to the decommissioning of the use, the owner of the solar farm must submit to Council an updated Decommissioning and Rehabilitation Management Plan prepared and certified by a suitably qualified person.
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## 17. ELECTRICITY

- 17.1. Prior to the commencement of use, the applicant must provide evidence from a electricity provider that adequate electricity services are available to the premises.

## 18. TELECOMMUNICATIONS

- 18.1. Prior to the commencement of use, the applicant must provide evidence from a telecommunications provider that adequate telecommunication services are available to the premises.

## 19. LIGHTING

- 19.1. The premises (external to a building), signs or structures on the land are not permitted to exceed an illumination of 8.0 lux at 1.5 metres beyond the boundary of the site.

## 20. FENCING

- 20.1. Prior to the commencement of use, the applicant must submit to Council a plan:
- Showing appropriate fencing surrounding the solar farm boundaries, to ensure safety of people, vehicles and livestock in the vicinity of the site; and
  - Appropriate signage must be installed at access points adjacent to public roadways advising that no public access is permitted (e.g. "Private Property – No Access Authorised Persons Only").

## 21. COMPLIANCE

- 21.1. The relevant period for this application is eight (8) years from the date of this approval taking effect.

- 21.2. Clermont Solar must provide written notice of no less than thirty (30) business days before the commencement of construction, of their intention to commence construction of the Solar farm.
- 21.3. Prior to the commencement of use on the site, written notice must be given to Council that the use (development and/or works) fully complies with the Decision Notice, or Negotiated Decision Notice, issued in respect of the use (please see attached notice for your completion).

**B. ASSESSMENT MANAGER CONDITIONS FOR RECONFIGURING A LOT – SUBDIVIDING 1 LOT INTO 2 LOTS**

**1. PREMISES**

- 1.1. Approval is granted for a Development Permit for a Reconfiguring a Lot – Subdividing 1 lot into 2 lots at Alpha Bypass Road, Clermont, legally described as Lot 6 on SP159756.
- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.
- 1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions: Plan of Proposed Development prepared by icubed consulting pty ltd:
  - Lease and Subdivision Plan, Dwg. No. A04, Rev F, dated 18/01/2017.

**2. GENERAL**

- 2.1. The applicant must demonstrate compliance with the conditions of this approval prior to the endorsement of the survey plan.
- 2.2. Pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the endorsement of the survey plan.
- 2.3. Where required, the costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
- 2.4. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
- 2.5. Where required, all private sanitary drainage, water supply and stormwater drainage works must be carried out under permit to Council and in strict accordance with AS/NZS 3500 *Plumbing and Drainage Act 2002* and *Plumbing and Drainage Regulations*, under the supervision of, and to the complete satisfaction of the Plumbing and Drainage Inspector.
- 2.6. Where required, the developer must construct at no cost to Isaac Regional Council all external roadwork, external stormwater drainage, external water infrastructure and external sewerage infrastructure required to service the development.
- 2.7. All utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.

- 2.8. The applicant must ensure that the development complies with all fire fighting regulations.
- 2.9. The applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.
- 2.10. Any works that will revert to Council control must be designed and construction supervised and certified by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.
- 2.11. All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.

### 3. TRUNK INFRASTRUCTURE CHARGE

- 3.1. Trunk Infrastructure Charges for transport must be paid to Council before the endorsement of survey plan on the subject site as indicated on the Infrastructure Charges Notice (ICN) at the rate applicable at the time of payment in accordance with Council's adopted Trunk Infrastructure Charges Resolution (No.1) 2015.

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### 4. CONSTRUCTION ACTIVITY AND NOISE

- 4.1. Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or public holidays.
- 4.2. It is the applicant's responsibility to ensure compliance with the *Environmental Protection Act 1994*, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

### 5. EROSION AND SEDIMENT CONTROL

- 5.1. Where required no construction must take place until appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite for the remainder of the construction period.

### 6. WATER AND WASTE WATER

- 6.1. Prior to certification of the survey plan the applicant must demonstrate how suitable provision has been made for supply of sufficient potable water for the intended use and the on-site disposal of any waste water.
- 6.2. Permanent facilities on the site must provide for adequate treatment of waste water. No treated waste water contaminated with oil, grease or other contaminants is permitted to discharge into any natural water course or/and Council stormwater system.
- 6.3. All private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, *Plumbing and Drainage Act 2002* and *Plumbing and Drainage Regulations* to the complete satisfaction of the Plumbing and Drainage Inspector.

7. ELECTRICITY

- 7.1. Within 6 months of the endorsement of the survey plan, the applicant must provide evidence from an electricity provider that adequate electricity services can be made available to the premises.

8. TELECOMMUNICATIONS

- 8.1. Within 6 months of the endorsement of the survey plan, the applicant must provide evidence from a telecommunications provider that adequate telecommunication services can be made available to the premises.

9. FENCING

- 9.1. Appropriate fencing must be provided to ensure the safety of people and livestock.

10. COMPLIANCE

- 10.1. This approval lapses if a survey plan for endorsement is not submitted to Council within six (6) years of this development approval taking effect.
- 10.2. The survey plan and associated documents will not be endorsed by Council until all of the conditions of approval have been complied with, unless otherwise specified.

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**C. ASSESSMENT MANAGER CONDITIONS FOR RECONFIGURING A LOT – DIVIDING LAND INTO PARTS BY AGREEMENT (CREATING A LEASE OVER 30 YEARS)**

1. PREMISES

- 1.1. Approval is granted for a Development Permit for a Reconfiguring a Lot – Dividing land into parts by agreement (Creating a Lease over 30 years) at 70 Appos Road, Clermont, legally described as Lot 153 on CLM230.
- 1.2. The development of the premises must comply with the provisions of Council's Local Laws, policies and planning scheme to the extent they have not been varied by this approval.
- 1.3. The development must be generally in accordance with the drawings submitted with the application except where modified by the attached conditions: Plan of Proposed Development prepared by icubed consulting pty ltd:
- Lease and Subdivision Plan, Dwg. No. A04, Rev F, dated 18/01/2017.

2. GENERAL

- 2.1. The applicant must demonstrate compliance with the conditions of this approval prior to the endorsement of the survey plan.
- 2.2. Pay all outstanding rates, sewerage, cleaning, water charges or other charges due to Council prior to the endorsement of the survey plan.
- 2.3. Costs of all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.

- 2.4. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
- 2.5. Any private sanitary drainage, water supply and stormwater drainage works must be carried out under permit to Council and in strict accordance with AS/NZS 3500 *Plumbing and Drainage Act 2002* and *Plumbing and Drainage Regulations*, under the supervision of, and to the complete satisfaction of the Plumbing and Drainage Inspector.
- 2.6. Any utility service connections are to be wholly contained within the Lot they are servicing, unless contained within an appropriate easement.
- 2.7. The applicant must ensure that the development complies with all fire fighting regulations.
- 2.8. The applicant must conduct the development implementation in accordance with this approval to ensure no transmission or spreading of declared weeds or pests.
- 2.9. Design and supervise all works that will revert to Council control by a Registered Professional Engineer in accordance with Council Policy. The works must comply with all Local Laws, Policies and Standards of Council current at the time.
- 2.10. All design and construction for the development must be in accordance with Council's Policies, Relevant Engineering Design Guidelines, Relevant Standard drawings and standard construction specifications.

### 3. CONSTRUCTION ACTIVITY AND NOISE

- 3.1. Construction activity and noise must be limited during the construction of the proposed development to the hours of 6.30am to 6.30pm Monday to Saturday, with no work to occur on Sundays or public holidays.
- 3.2. It is the applicant's responsibility to ensure compliance with the *Environmental Protection Act 1994*, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.

### 4. ELECTRICITY

- 4.1. Prior to the endorsement of the survey plan, the applicant must provide evidence that adequate electricity services are available to the premises for the use.

### 5. TELECOMMUNICATIONS

- 5.1. Prior to the endorsement of the survey plan, the applicant must provide evidence that adequate telecommunication services are available to the premises for the use.

### 6. FENCING

- 6.1. Appropriate fencing must be provided to ensure the safety of people and livestock.

### 7. COMPLIANCE

- 7.1. This approval lapses if a survey plan for endorsement is not submitted to Council within eight (8) years of this development approval taking effect.



- 7.2. The survey plan and associated documents will not be endorsed by Council until all of the conditions of approval have been complied with, unless otherwise specified.

**D. ASSESSMENT MANAGER ADVICE**

1. As regards to Part A, Condition 10.1, the applicant is advised that Council currently provides minimal maintenance on Lindley Road due to very low traffic volumes required for existing pastoral use. Due to the almost exclusive use of this road by the owners and occupiers of abutting property owners, Council will not provide any additional maintenance that may be required to service construction or operation of the solar farm. The intent of the condition is to make the applicant aware of no further maintenance contribution by Council and it will be their responsibility to ensure that Lindley Road is maintained to a standard enabling access by all construction traffic during the construction phase.

**E. CONCURRENCE AGENCY CONDITIONS**

Refer to attachment of Department of Infrastructure, Local Government and Planning Conditions.

**F. ADVICE AGENCY CONDITIONS**

Refer to attachment of Ergon Energy Advice.

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**Future Development Permits**

The following permits are required for future developments:

- Building Works;
- Plumbing Works (where required); and
- Application to work on Council property.

**6. Relevant Instruments**

Council as assessment manager does not consider this approval to conflict with the provisions of any relevant instruments.

**7. Appeal Rights**

Attached are details of relevant appeal rights from the *Sustainable Planning Act 2009*.

**8. Development Approval Takes Effect**

At the time of the Decision Notice if the applicant does not appeal.

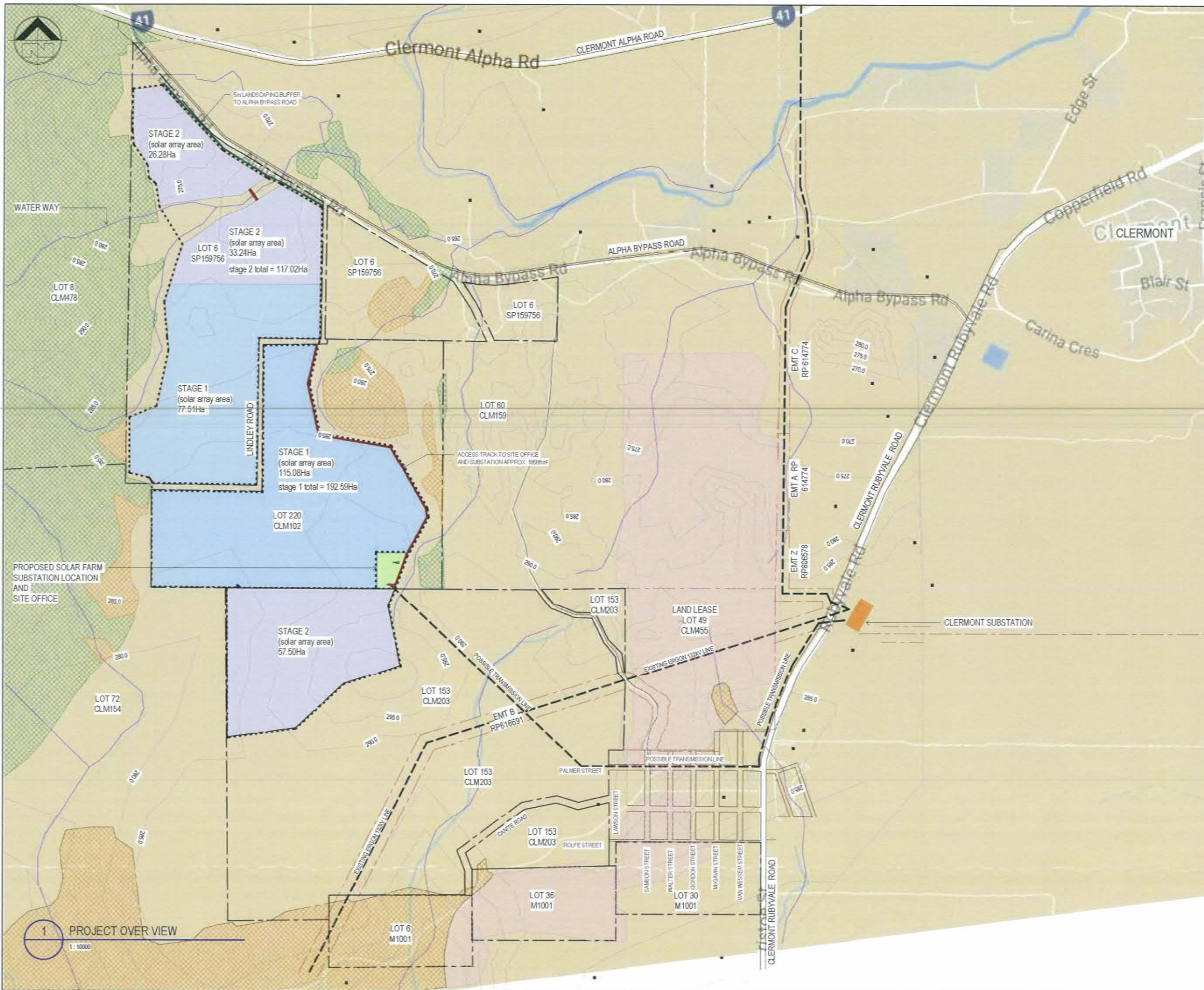
Yours faithfully



**GARY STEVENSON PSM**  
**Chief Executive Officer**







**PROJECT TEAM**

Consulting Engineer:

**i<sup>3</sup> consulting pty ltd**  
 engineering consultants  
 innovation, ingenuity, inspiration  
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 p 07 3870 8888

**EPURON**

**SITE LEGEND**

- PROPOSED SOLAR ARRAY AREA STAGE 1
- PROPOSED SOLAR ARRAY AREA STAGE 2
- PROPOSED SOLAR FARM SUBSTATION LOCATION
- PROPOSED LANDSCAPING BUFFER
- VEGETATION AREA - CATEGORY A AND B AREA THAT IS A LEAST CONCERN REGIONAL ECOSYSTEM
- VEGETATION AREA - CATEGORY A AND B AREA CONTAINING OF CONCERN REGIONAL ECOSYSTEMS
- VEGETATION AREA - CATEGORY A AND B AREA CONTAINING ENDANGERED REGIONAL ECOSYSTEMS
- ACCESS TRACK LOCATIONS
- EXISTING RESIDENCES
- WATERWAY CORRIDORS

REV	DESCRIPTION	DATE	BY
G	PLAN UPDATED	18.01.2017	R.J.R.
F	FOR APPROVAL	13.01.2017	R.J.R.
E	ACCESS TRACK AREA ADDED	13.01.2017	R.J.R.
D	LANDSCAPING BUFFER ADDED	11.01.2017	R.J.R.
C	FOR APPROVAL	23.12.2016	R.J.R.
B	FOR APPROVAL	16.12.2016	R.J.R.
A	PLAN UPDATED	08.12.2016	R.J.R.

Status  
**FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION

Project  
**CLERMONT SOLAR FARM**

for  
 Epuron

Title  
**PROJECT OVER VIEW**

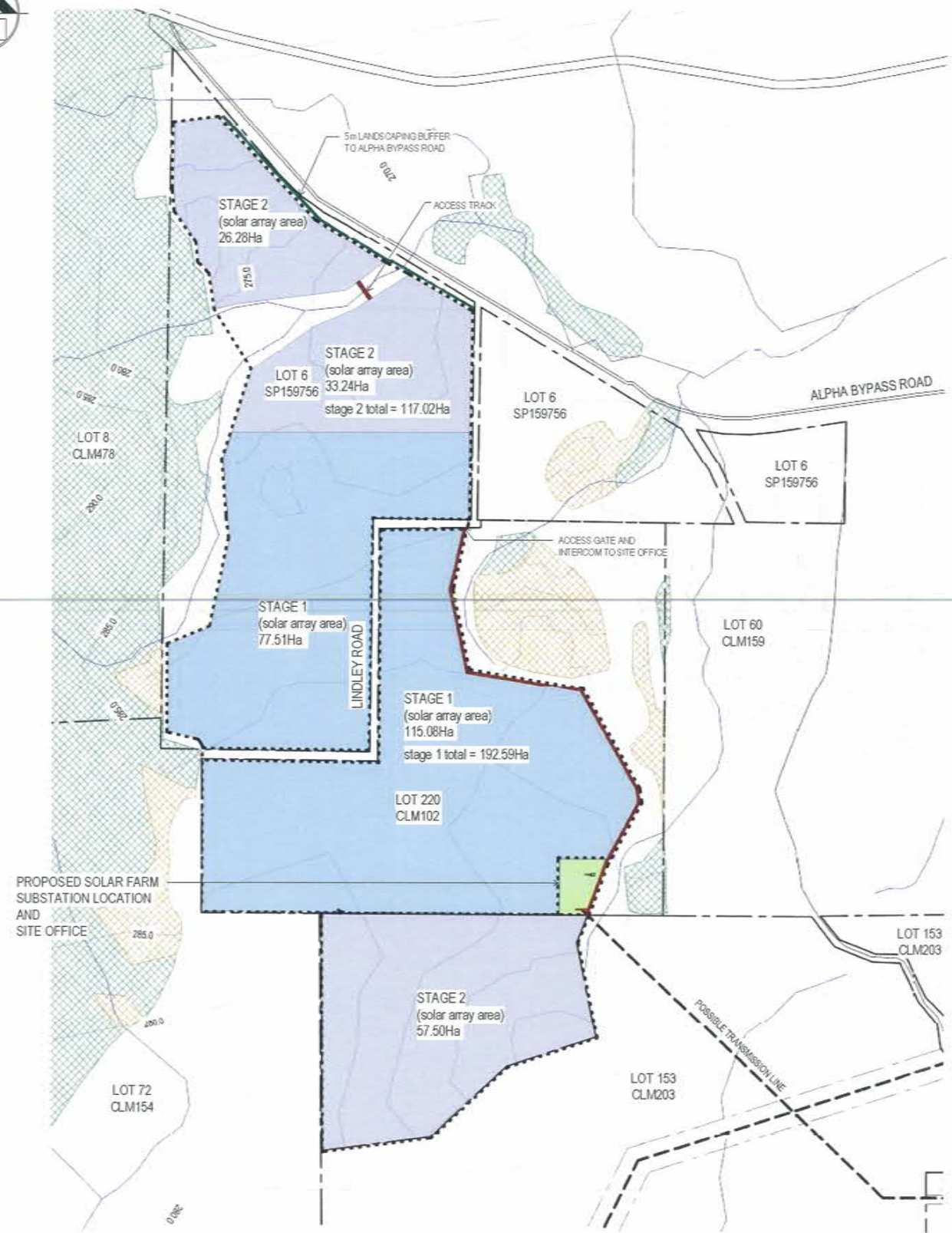
Drawn	Date	Chkd	Date
R.J.R.	05.12.2016	E.C.	
Design	Date	Apprd	Date
R.J.R.			
Scale	At	Crtd	Date
As indicated			
Project No	Dwg No	Rev	
16-076	A00	G	

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**1 PROJECT OVER VIEW**  
 1:10000

18/01/2017 3:40:05 PM





1 PROJECT OVER VIEW  
1:10000

**PROJECT TEAM**

Consulting Engineer:

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innovation, ingenuity, inspiration

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**EPURON**

- SITE LEGEND**
- PROPOSED SOLAR ARRAY AREA STAGE 1
  - PROPOSED SOLAR ARRAY AREA STAGE 2
  - PROPOSED SOLAR FARM SUBSTATION LOCATION
  - PROPOSED LANDSCAPING BUFFER
  - VEGETATION AREA - CATEGORY A AND B AREA THAT IS A LEAST CONCERN REGIONAL ECOSYSTEM
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING OF CONCERN REGIONAL ECOSYSTEMS
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING ENDANGERED REGIONAL ECOSYSTEMS
  - ACCESS TRACK LOCATIONS
  - EXISTING RESIDENCES
  - WATERWAY CORRIDORS

REV	DESCRIPTION	DATE	BY
E	PLAN UPDATED	18.01.2017	R.J.R.
D	FOR APPROVAL	13.01.2017	R.J.R.
C	LANDSCAPING BUFFER ADDED	11.01.2017	R.J.R.
B	FOR APPROVAL	23.12.2016	R.J.R.
A	FOR APPROVAL	16.12.2016	R.J.R.

Status  
**FOR APPROVAL**  
NOT TO BE USED FOR CONSTRUCTION

Project  
**CLERMONT SOLAR FARM**

for  
Epuron

Title  
**DEVELOPMENT AREA**

Drawn	Date	Chkd	Date
R.J.R.	05.12.2016	Checker	
Design	Date	Apprd	Date
R.J.R.			
Scale	As	Certd	Date
As indicated			
Project No	Dwg No	Rev	
16-076	A01	E	

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**PROJECT TEAM**  
 Consulting Engineer:  
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 innovation, ingenuity, inspiration  
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 www.i3ubed.com.au mail@i3ubed.com.au  
 ABN 89 106 675 156 ACN 106 675 156  
 p 07 3870 8888

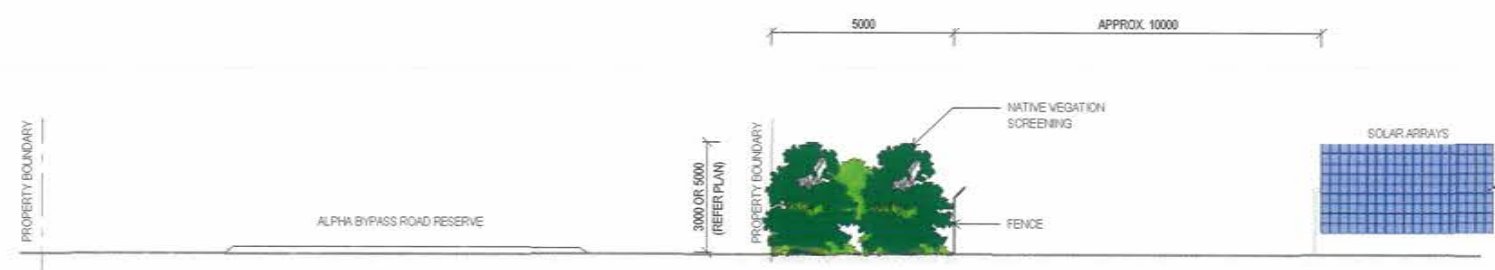
# EPURON

- SITE LEGEND**
- PROPOSED SOLAR ARRAY AREA STAGE 1
  - PROPOSED SOLAR ARRAY AREA STAGE 2
  - PROPOSED SOLAR FARM SUBSTATION LOCATION
  - PROPOSED LANDSCAPING BUFFER 5m (5m HIGH)
  - PROPOSED LANDSCAPING BUFFER 5m (5m HIGH)
  - VEGETATION AREA - CATEGORY A AND B AREA THAT IS A LEAST CONCERN REGIONAL ECOSYSTEM
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING OF CONCERN REGIONAL ECOSYSTEMS
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING ENDANGERED REGIONAL ECOSYSTEMS
  - ACCESS TRACK LOCATIONS
  - EXISTING RESIDENCES
  - WATERWAY CORRIDORS

REV	DESCRIPTION	DATE	BY
G	LANDSCAPING MODIFIED	02.02.2017	R.J.R.
F	LANDSCAPING UPDATED	18.01.2017	R.J.R.
E	FOR APPROVAL	13.01.2017	R.J.R.
D	LANDSCAPING UPDATED	13.01.2017	R.J.R.
C	LANDSCAPING BUFFER ADDED	11.01.2017	R.J.R.
B	FOR APPROVAL	23.12.2016	R.J.R.
A	FOR APPROVAL	16.12.2016	R.J.R.

## 1 DETAIL SITE PLAN

1:5000



## 2 LANDSCAPING SECTION

1:100

Status: **FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION

Project: **CLERMONT SOLAR FARM**

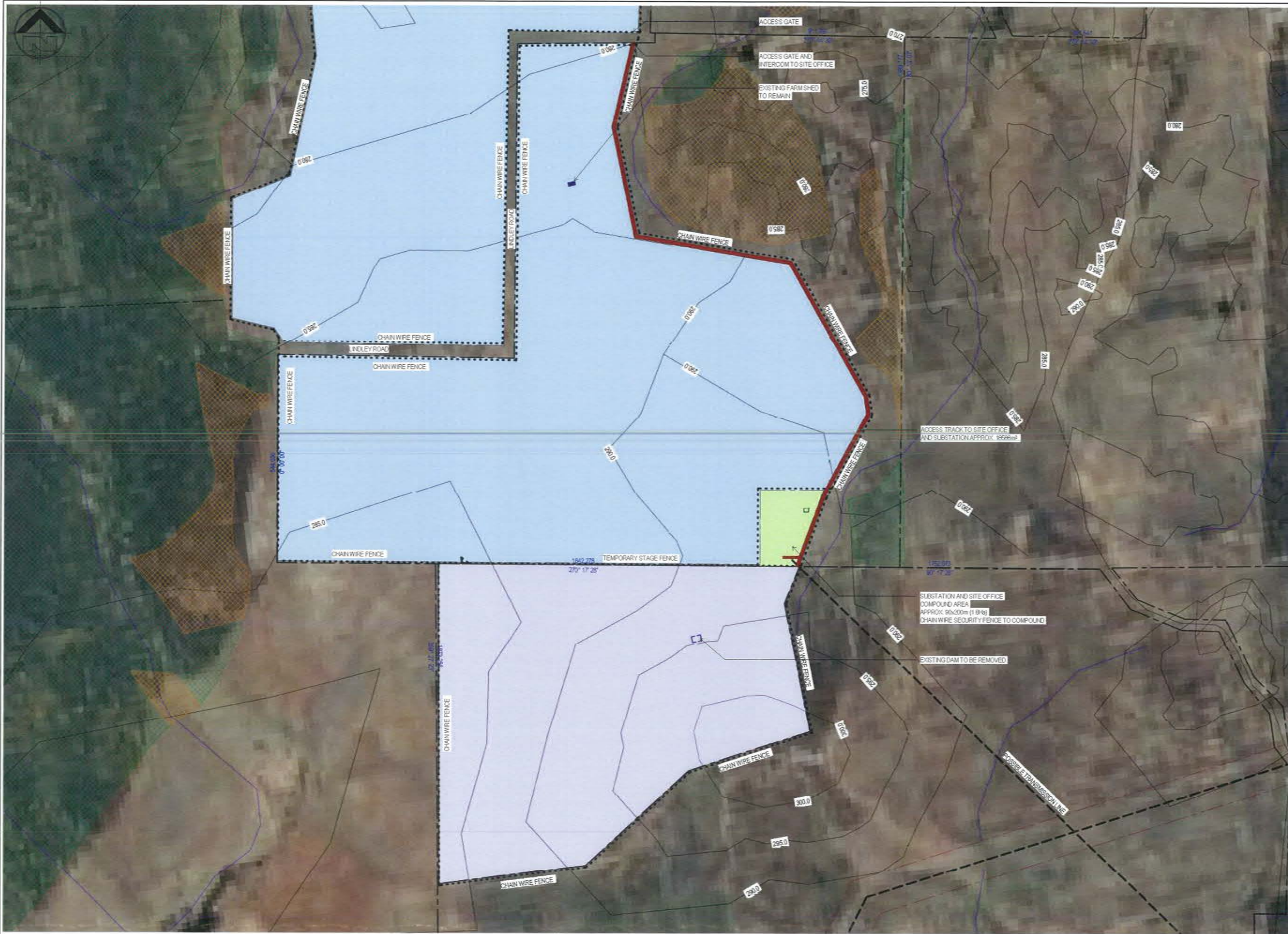
for Epuron

Title: **DETAIL SITE PLAN**

Drawn:	Date:	Chkd:	Date:
R.J.R.	05.12.2016	E.C.	
Design:	Date:	Apprd:	Date:
R.J.R.			
Scale:	As indicated	Asl:	Date:
Project No:	16-076	Dwg No:	A02
		Rev:	G

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 www.icubed.com.au mail@icubed.com.au  
 ABN 89 106 675 156 ACN 106 675 156  
 p 07 3870 8888

**EPURON**

- SITE LEGEND**
- PROPOSED SOLAR ARRAY AREA STAGE 1
  - PROPOSED SOLAR ARRAY AREA STAGE 2
  - PROPOSED SOLAR FARM SUBSTATION LOCATION
  - PROPOSED LANDSCAPING BUFFER
  - VEGETATION AREA - CATEGORY A AND B AREA THAT IS A LEAST CONCERN REGIONAL ECOSYSTEM
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING OF CONCERN REGIONAL ECOSYSTEMS
  - VEGETATION AREA - CATEGORY A AND B AREA CONTAINING ENDANGERED REGIONAL ECOSYSTEMS
  - ACCESS TRACK LOCATIONS
  - EXISTING RESIDENCES
  - WATERWAY CORRIDORS

F	PLAN UPDATED	18.01.2017	R.J.R.
E	FOR APPROVAL	13.01.2017	R.J.R.
D	ACCESS TRACK AREA ADDED	13.01.2017	R.J.R.
C	SUBSTATION AREA REVISED	11.01.2017	R.J.R.
B	FOR APPROVAL	23.12.2016	R.J.R.
A	FOR APPROVAL	16.12.2016	R.J.R.
REV	DESCRIPTION	DATE	BY

Status  
**FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION

Project  
**CLERMONT SOLAR FARM**

for  
 Epuron

Title  
**DETAIL SITE PLAN**

Drawn	Date	Chkd	Date
R.J.R.	05.12.2016	Checker	
Design	Date	Apprd	Date
R.J.R.			
Scale	As	Cartd	Date
As indicated			
Project No	Dwg No	Rev	
16-076	A03	F	

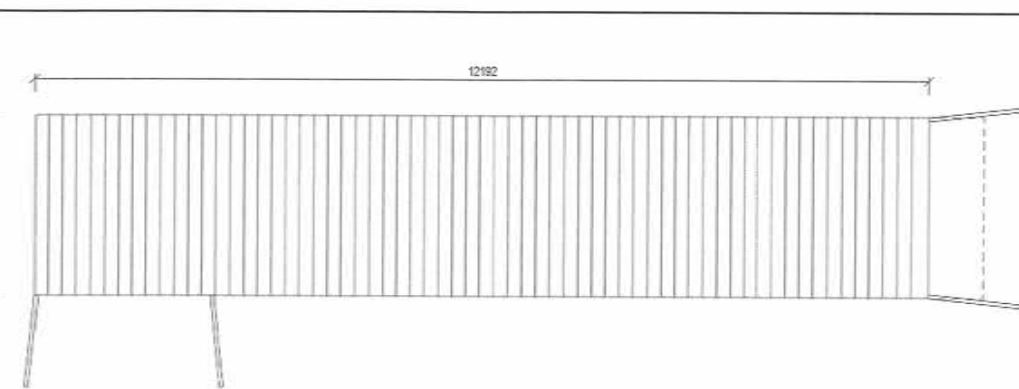
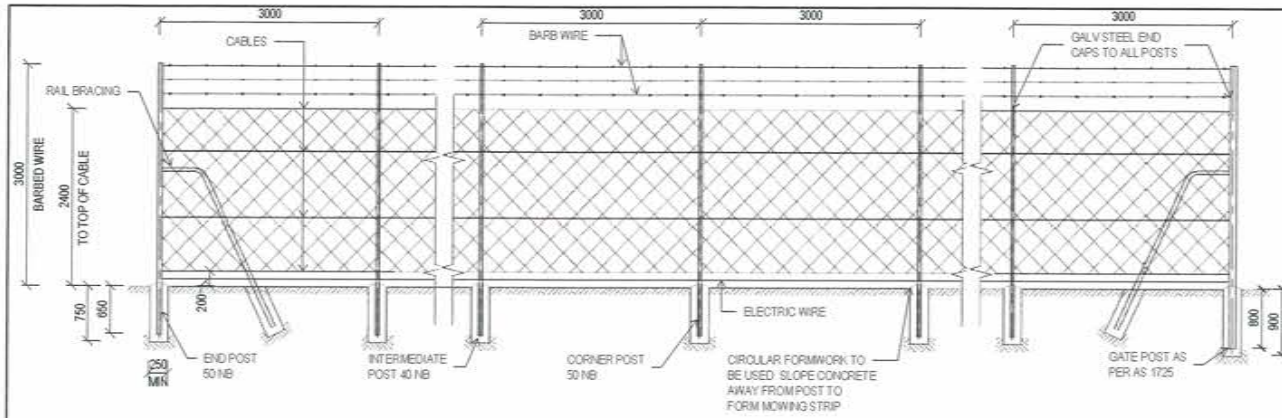
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**1** **DETAIL SITE PLAN**  
 1:5000









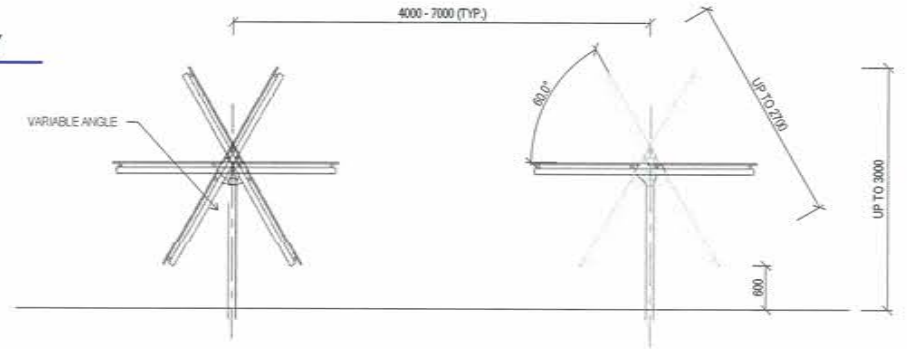
**PROJECT TEAM**

Consulting Engineer:

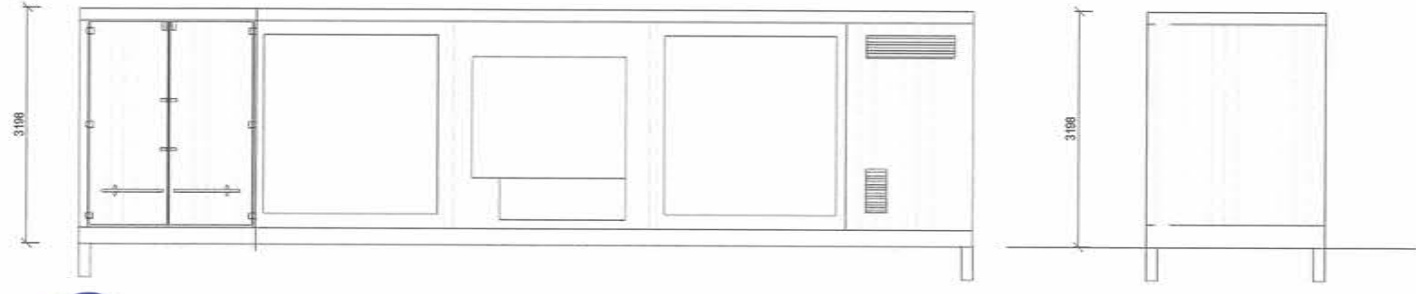
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**EPURON**

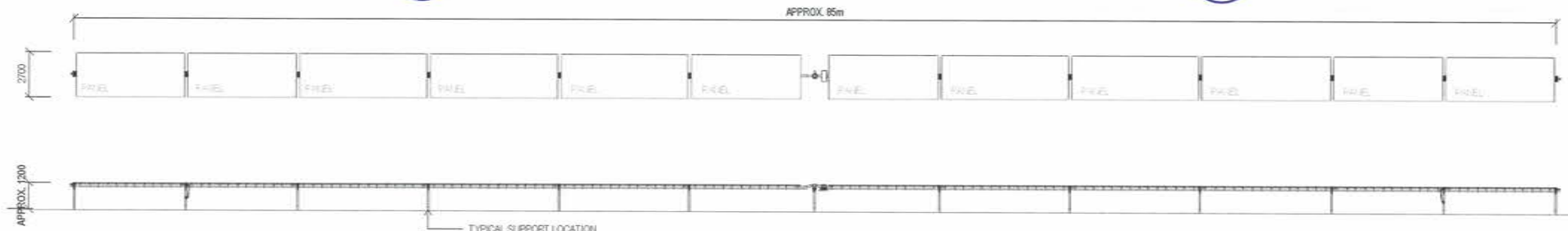
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1:50



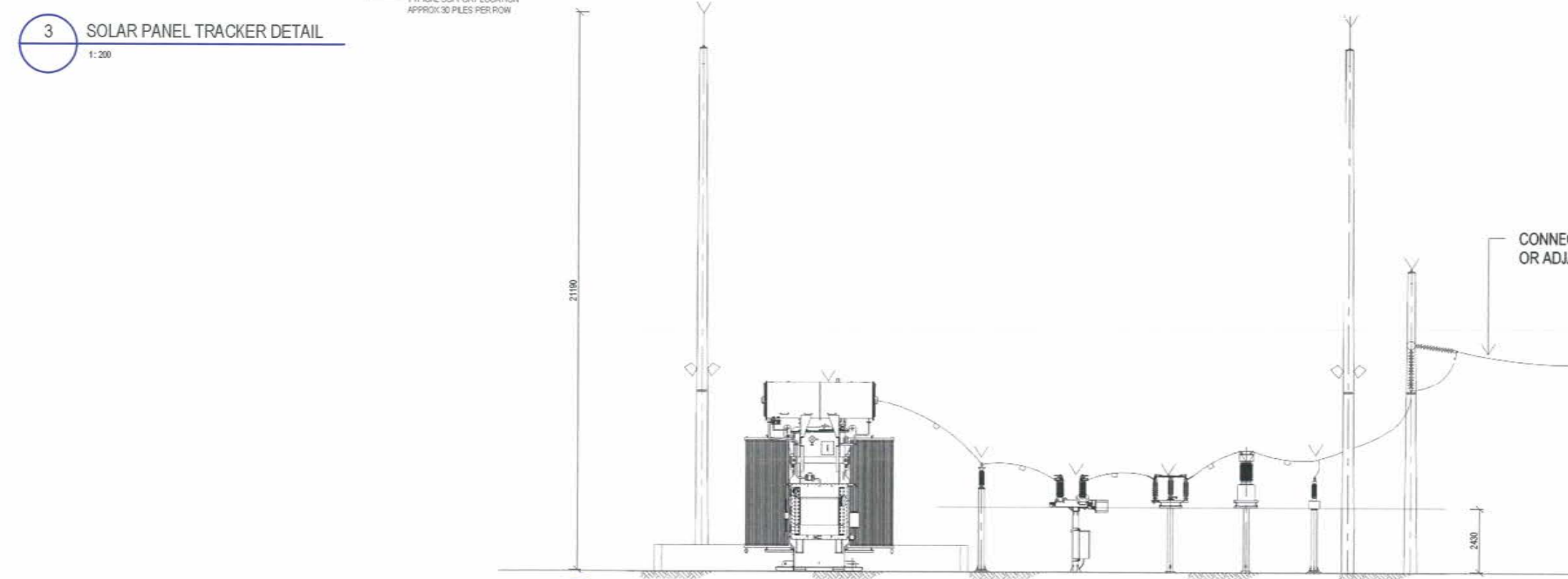
**2 TYPICAL SOLAR INVERTER**  
1:50



**4 SOLAR PANEL TRACKER SECTION**  
1:50



**3 SOLAR PANEL TRACKER DETAIL**  
1:200



**5 INDICATIVE SUBSTATION ELEVATION**  
1:100

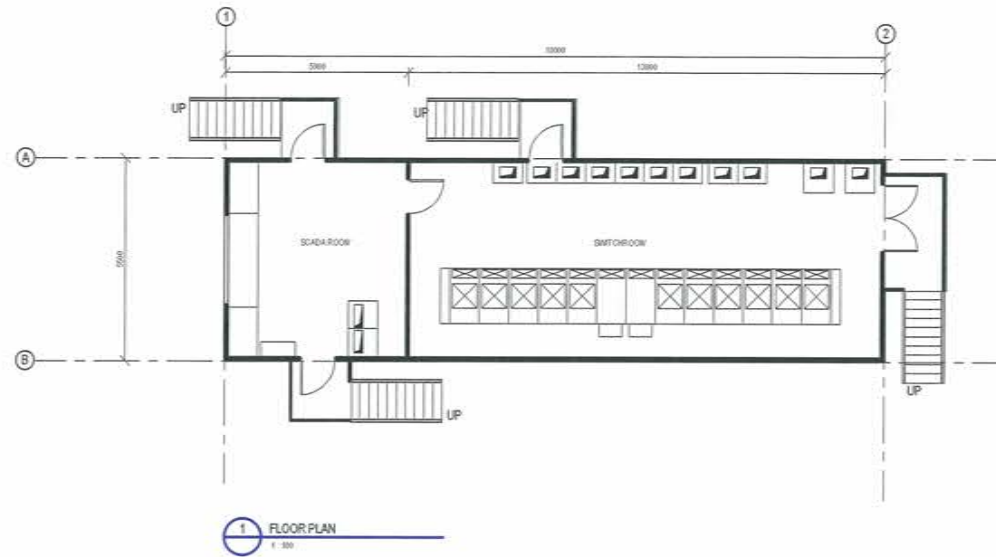
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E	FOR APPROVAL	13.01.2017	R.J.R.
D	SUBSTATION EQUIPMENT ELEVATION ADDED	13.01.2017	R.J.R.
C	DIMENSION UPDATED	11.01.2017	R.J.R.
B	FOR APPROVAL	23.12.2016	R.J.R.
A	FOR APPROVAL	16.12.2016	R.J.R.

Status: **FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION  
 Project: **CLERMONT SOLAR FARM**  
 for Epuron

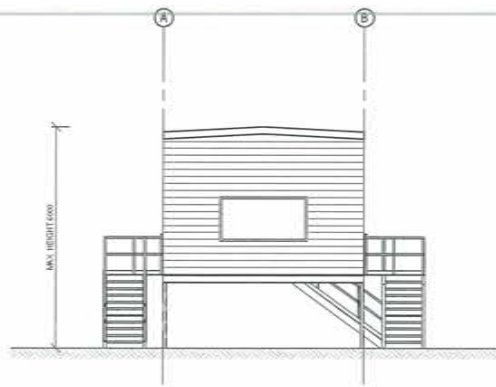
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R.J.R.	05.12.2016	E.C.	
Design	Date	Apprd	Date
R.J.R.			
Scale	AI	Certif	Date
As indicated			
Project No	Dwg No	Rev	
16-076	A05	E	

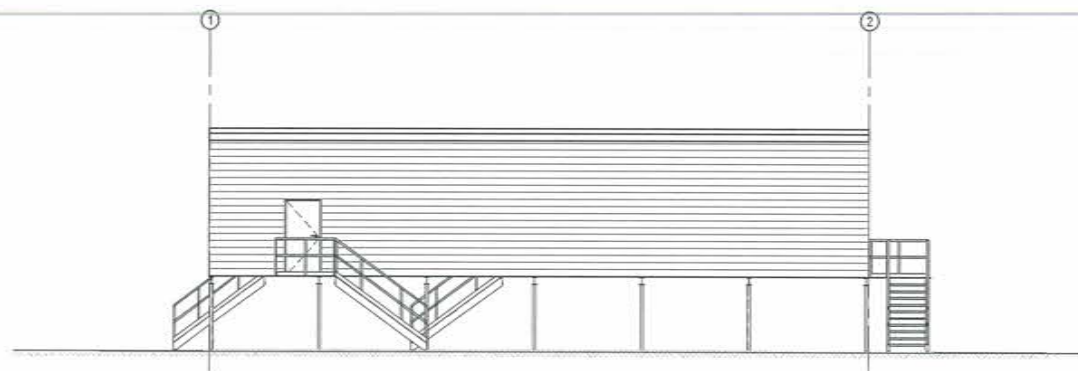
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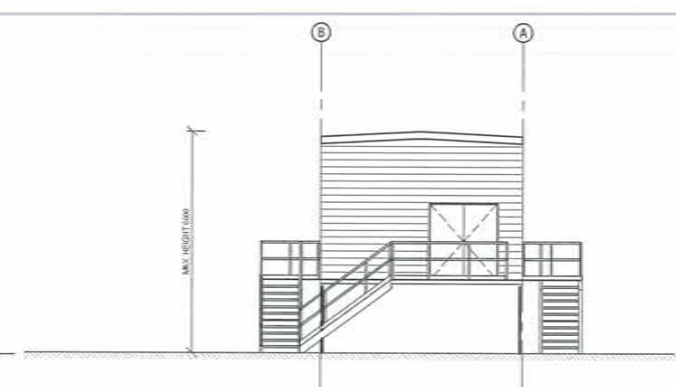
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1:50



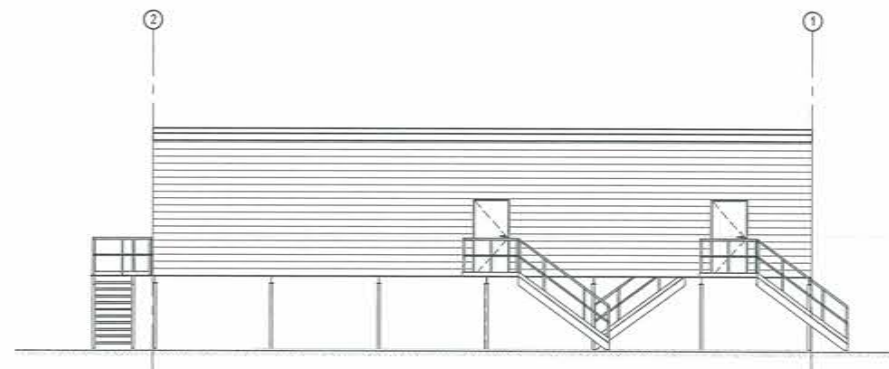
4 WESTERN ELEVATION  
1:50



2 SOUTHERN ELEVATION  
1:50



3 EASTERN ELEVATION  
1:50



5 NORTHERN ELEVATION  
1:50

PROJECT TEAM

Consulting Engineer:

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 www.icubed.com.au AEN 89 106 675 156 p 07 3870 8888  
 PO Box 878 Toowong, Qld 4066  
 mail@icubed.com.au ACN 106 675 156

**EPURON**

BUILDING AREA (GROSS)

Full Floor		
CONTROL/SWITCH ROOM		39.07
Grand total		39.07

D	FOR APPROVAL	13.01.2017	R.J.R.
C	BUILDING REVISED	13.01.2017	R.J.R.
B	FOR APPROVAL	23.12.2016	R.J.R.
A	ISSUED FOR APPROVAL	04.11.2016	R.J.R.
REV	DESCRIPTION	DATE	BY

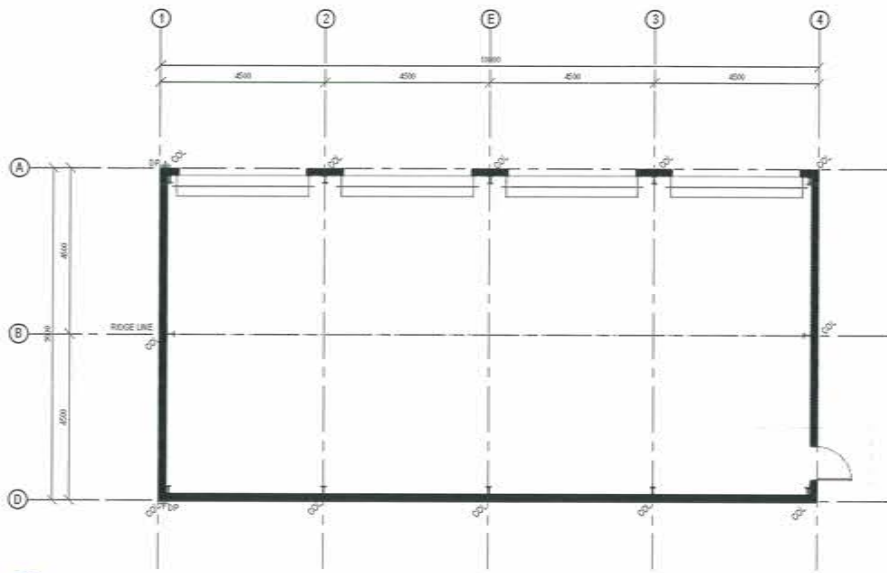
Status  
**FOR APPROVAL**  
 NOT TO BE USED FOR CONSTRUCTION

Project  
**CLERMONT SOLAR FARM  
 PROPOSED SOLAR SUBSTTION**  
 for  
**EPURON**

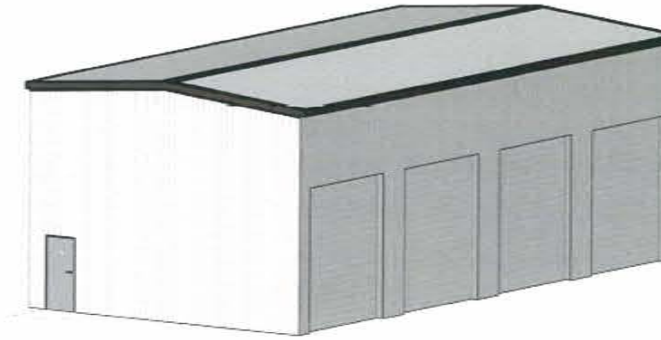
Title  
**INDICITAVE CONTROL/  
 SWITCHROOM FLOOR PLAN AND  
 ELEVATIONS**

Drawn	Date	Chkd	Date
R.J.R.	08.09.2016	N.C.	
Design	Date	Apprd	Date
R.J.R.			
Scale	As	Certrl	Date
1:100			
Project No	Dwg No	Rev	
16-076	A100	D	

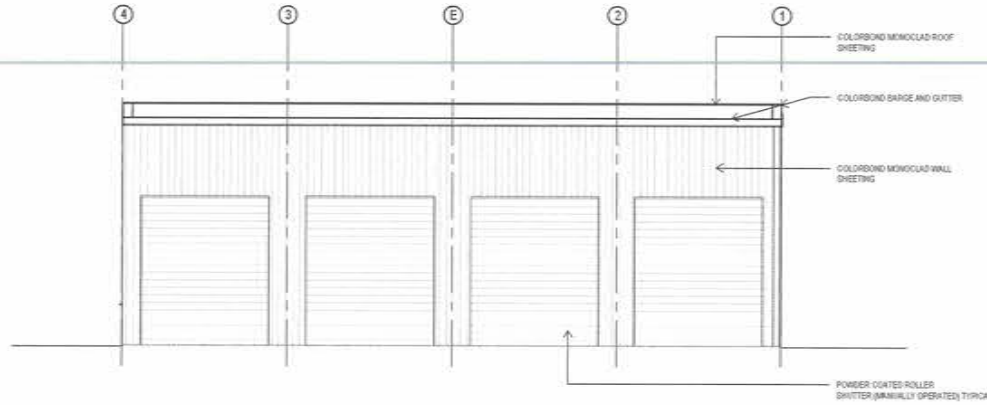
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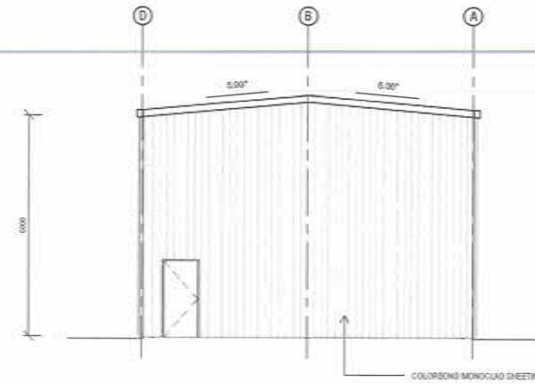
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1:50



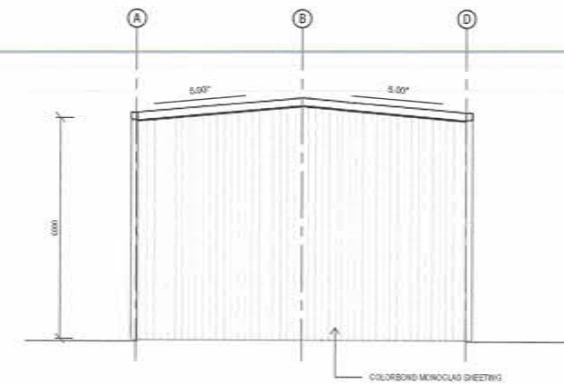
2 3D VIEW



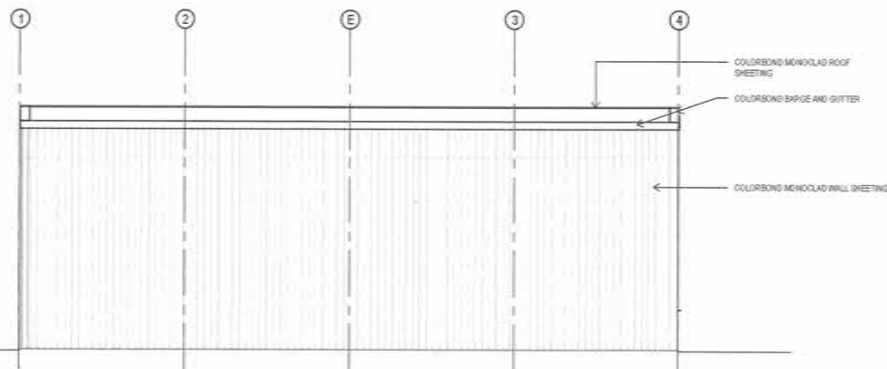
N STORAGE SHED NORTHELEVATION  
1:50



E STORAGE SHED EASTERN ELEVATION  
1:50



W STORAGE SHED WESTERN ELEVATION  
1:50



S STORAGE SHED SOUTHERN ELEVATION  
1:50

PROJECT TEAM

Consulting Engineer:

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 ABN 89 106 675 156 ACN 106 675 156  
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**EPURON**

REV	DESCRIPTION	DATE	BY
A	FOR APPROVAL	13.01.2017	R.J.R.

Status

**FOR APPROVAL**  
NOT TO BE USED FOR CONSTRUCTION

Project  
**CLERMONT SOLAR FARM**

for  
**EPURON**

Title  
**EXISTING STORAGE SHED**

Drawn	Date	Chk'd	Date
R.J.R.	08.09.2016	N.C.	

Design	Date	Apprd	Date
R.J.R.			

Scale	As	Cert'd	Date
1:100			

Project No	Dwg No	Rev
16-076	A101	A

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Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0217-037306  
Your reference: PA17005

7 April 2017

Chief Executive Officer  
Isaac Regional Council  
PO Box 97  
Moranbah QLD 4744

Dear Sir/Madam

**Concurrence agency response—with conditions given under section 285 of the *Sustainable Planning Act 2009* for Development Permit for:**

- **Material Change of Use – Public Utility (Up to 150 MW solar farm and associated infrastructure)**
- **Reconfiguring a Lot – Subdividing 1 lot into 2 lots**
- **Reconfiguring a Lot – Dividing Land into Parts by Agreement (Creating a Lease over 30 years),**

**over land located at 70 Appos Road, Alpha Bypass Road and 397 Alpha Bypass Road, Clermont, QLD, 4721, otherwise described as Lot 153 on CLM230, Lot 220 on CLM102 and Lot 6 on SP159756.**

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 1 March 2017.

**Applicant details**

Applicant name: Clermont Solar Pty Ltd C/- Icubed Consulting  
Applicant contact details: PO Box 878  
Toowong QLD 4066  
elizabeth.cruice@icubed.com.au

**Site details**

Street address: 70 Appos Road, Alpha Bypass Road, and 397 Alpha Bypass Road, Clermont, QLD, 4721  
Lot on plan: Lot 153 on CLM230, Lot 220 on CLM102 and Lot 6 on SP159756

Local government area: Isaac Regional Council

### Application details

Proposed development:	Development Permit for: <ul style="list-style-type: none"> <li>• Material Change of Use – Public Utility (Up to 150 MW solar farm and associated infrastructure)</li> <li>• Reconfiguring a Lot – Subdividing 1 lot into 2 lots</li> <li>• Reconfiguring a Lot – Dividing Land into Parts by Agreement (Creating a Lease over 30 years)</li> </ul>
-----------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger	Schedule 7, Table 2, Item 2 – State controlled road (Reconfiguration of a Lot)
	Schedule 7, Table 3, Item 1 – State controlled road (Material Change of Use)
	Schedule 7, Table 3, Item 10 – Clearing Vegetation (Material Change of Use)

### Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

### Reasons for imposing conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for imposing conditions. These reasons are set out in Attachment 2.

### Further advice

The department offers advice about the application to the applicant—see Attachment 3.

### Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: Material Change of Use</b>				
Project Over View (amended in red by DILGP on 7 April 2017)	iCubed consulting pty ltd	9 March 2017	Project No. 16-076, Drawing No. A00	Revision J

A copy of this response has been sent to the applicant for their information.

For further information, please contact Vivian Luxton, Planning Officer, SARA Mackay Isaac

Whitsunday on 48986815, or email [viv.luxton@dilgp.qld.gov.au](mailto:viv.luxton@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Patrick Ruettjes

**Manager (Planning) – Mackay Isaac Whitsunday Regional Office**

cc: Clermont Solar Pty Ltd C/- iCubed consulting pty ltd, [elizabeth.cruice@icubed.com.au](mailto:elizabeth.cruice@icubed.com.au)  
enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice  
Attachment 4—Approved Plans and Specifications

---



Our reference: SDA-0217-037306

Your reference: PA17005

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Material Change of Use</b>		
Schedule 7, Table 3, Item 1—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) Prepare and submit a pre-condition survey of the Clermont Alpha Road/Alpha Bypass Road, and Clermont Alpha Road/Clermont Connection Road intersections to DTMR via email <a href="mailto:mackay.office@tmr.qld.gov.au">mackay.office@tmr.qld.gov.au</a> . (b) Prepare and submit a post-condition survey of the Clermont Alpha Road/Alpha Bypass Road, and Clermont Alpha Road/Clermont Connection Road intersections to DTMR via email <a href="mailto:mackay.office@tmr.qld.gov.au">mackay.office@tmr.qld.gov.au</a> .	(a) Prior to commencement of construction.  (b) After the completion of construction.
	(c) Where rectification works to Clermont Alpha Road/Alpha Bypass Road, and Clermont Alpha Road/Clermont Connection Road intersections are identified by comparing the post-condition survey to the pre-condition survey, the applicant is required to undertake all necessary rectification works to the road transport infrastructure at the applicant's expense.	(c) Prior to commencement of use.
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the Clermont Alpha Road. (b) Any works on the land must not: <ol style="list-style-type: none"> <li>i. Create any new discharge points for stormwater runoff onto the Clermont Alpha Road.</li> </ol>	(a) At all times.  (b) At all times.
Schedule 7, Table 3, Item 10—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
3.	Clearing of regulated vegetation does not occur within the areas shown as 'Vegetation area - category A and B area that is a least concern regional ecosystem', 'Vegetation area - category A and B area containing of concern regional ecosystems' and 'Vegetation area - category A and B area containing endangered regional ecosystems', as shown on the following plan: <ul style="list-style-type: none"> <li>• Project Over View prepared by iCubed consulting pty ltd dated 9 March 2017, Project No. 16-076, Drawing No. A00 and Revision J (as amended in red).</li> </ul>	Prior to the commencement of use and to be maintained at all times.

Our reference: SDA-0217-037306

Your reference: PA17005

## **Attachment 2—Reasons for imposing conditions**

---

The reasons for imposing conditions are:

- To ensure that any damage to the intersection of Alpha Road/Alpha Bypass Road, and Clermont Alpha Road/Clermont Connection Road caused during the construction phase is rectified by the applicant at their own expense.
  - To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
  - To ensure the development protects regulated vegetation on the site.
-

Our reference: SDA-0217-037306

Your reference: PA17005

### **Attachment 3—Further advice**

---

<b>State Controlled Roads</b>	
1.	Written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads on 49518555 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

Our reference: SDA-0217-037306

Your reference: PA17005

**Attachment 4—Approved plans and specifications**

---









825 Ann Street Fortitude Valley 4006  
PO Box 264 Fortitude Valley 4006

[ergon.com.au](http://ergon.com.au)

21 March 2017

Chief Executive Officer  
Isaac Regional Council  
(sent via [records@isaac.qld.gov.au](mailto:records@isaac.qld.gov.au))

Att: Nicole Hartney, Planning and Development

cc Clermont Solar Pty Ltd  
C/- Icubed consulting  
(sent via email – [mail@icubed.com.au](mailto:mail@icubed.com.au))

---

Attention: Elizabeth Cruice

Dear Nicole,

**REFERRAL AGENCY RESPONSE**

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE  
PUBLIC UTILITY (UP TO 150 MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE)  
RECONFIGURING A LOT – SUBDIVIDING 1 INTO 2 LOTS**

**LOT 153 CLM230**

**LOT 220 CLM102**

**LOT 6 SP159756**

**70 APPOS ROAD CLERMONT**

**ALPHA BYPASS ROAD CLERMONT**

**397 ALPHA BYPASS ROAD CLERMONT**

**COUNCIL REF: PECS/MB:nh/PA17005**

**ERGON REF: EE17/031586**

This response is made on behalf of Ergon Energy Corporation Limited ACN 087 646 062 (*Ergon Energy*) pursuant to section 292 (advice agency response) of the *Sustainable Planning Act 2009* (Act).



In accordance with table 2 and table 3 of Schedule 7 of the *Sustainable Planning Regulation 2009*, referral is triggered due to the presence of an easement in favour of a distribution entity (Ergon Energy).

Connection of the proposed infrastructure to Ergon Energy's network is the subject of current negotiations between Ergon Energy and the proponent. The ongoing negotiations are commercial and technical in nature and are not considered to be critically relevant for Council's assessment or decision regarding the proposed material change of use. This correspondence does not constitute approval for connection, which is still the subject of ongoing technical assessment.

I wish to advise that Ergon Energy has no objection to the proposed development, subject to the following conditions being applied to any approval:

1. Development is carried out generally in accordance with the plans and reports provided as part of the application.
2. All easement conditions must be maintained.
3. Access to our infrastructure must be available at all times.
4. Any proposed earthworks do not result in an increase in ponding or runoff of stormwater onto existing electricity infrastructure;
5. Should changes to Ergon Energy infrastructure be proposed or required as part of the development, those changes are made with Ergon Energy's consent and at the developer/owner's expense (unless otherwise agreed to by Ergon Energy).

We respectfully request that a copy of the decision be provided in accordance with section 334 (1) (b) of the *Act*. Please contact me on 3851 6530 or via email address: [ian.turton@ergon.com.au](mailto:ian.turton@ergon.com.au) for any further information.

Yours sincerely,



Ian Turton  
Principal Town Planner  
Ergon Energy



## INFRASTRUCTURE CHARGES NOTICE

(Section 635 of the Sustainable Planning Act 2009)

<b>APPLICANT:</b>	Clermont Solar Pty Ltd C/ Icubed consulting
<b>APPLICATION:</b>	Reconfiguring a Lot – Subdividing 1 lot into 2 lots
<b>NOTICE NUMBER:</b>	ICN17005
<b>DATE:</b>	30 May 2017
<b>FILE REFERENCE:</b>	PA17005
<b>AMOUNT OF THE LEVIED CHARGE:</b> <i>(Details of how these charges were calculated are shown overleaf)</i>	\$8,596.00Total
	\$8,596.00 Transport Network

### **AUTOMATIC INCREASE OF LEVIED CHARGE:**

The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.

### **LAND TO WHICH CHARGE APPLIES:**

Lot 153 on CLM230  
Lot 220 on CLM102  
Lot 6 on SP159756

### **SITE ADDRESS:**

70 Appos Road, Clermont  
Alpha Bypass Road, Clermont  
397 Alpha Bypass Road, Clermont

### **PAYABLE TO:**

**Isaac Regional Council**

### **WHEN PAYABLE:**

*(In accordance with the timing stated in Section 638 of the Sustainable Planning Act 2009)*

Reconfiguring a Lot – before the endorsement of the Survey Plan

### **OFFSETS OR REFUNDS:**

Not Applicable.

This charge is made in accordance with Council's **Charges Resolution (No. 1) 2015**

## DETAILS OF CALCULATION

---

### Water Supply Adopted Charges

No Water Supply charges are applicable to the development.

---

### Sewerage Adopted Charges

No Sewerage charges are applicable to the development.

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### Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot	2	Lots	\$8,596	3.1	\$17,192.00

### Discounts\*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Lot	1	Lots	\$8,596	3.1	\$8,596.00

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### Public Parks and Community Land Adopted Charges

No Public Parks and Community Land charges are applicable to the development.

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### Stormwater Adopted Charges

No Stormwater charges are applicable to the development.

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## Levied Charges

Development Description	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater	Total
Reconfiguring a Lot	\$0.00	\$0.00	\$17,192.00	N/A	\$0.00	\$17,192.00
Discount	\$0.00	\$0.00	\$8,596.00	N/A	\$0.00	\$8,596.00
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,596.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,596.00</b>

*\* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at Council's discretion.*

Yours faithfully



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 GARY STEVENSON PSM  
Chief Executive Officer

## INFORMATION NOTICE

**Authority and Reasons for Charge** This Infrastructure Charges Notice has been given in accordance with section 635 of the *Sustainable Planning Act 2009* to support the Local government's long-term infrastructure planning and financial sustainability.

**Appeals** Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Sustainable Planning Act 2009* that details your appeal rights.

**Automatic Increase Provision of charge rate (\$)** An infrastructure charge levied by Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average<sup>1</sup>. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.

**GST** The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**To whom the charge must be paid** Payment of the Charge must be made payable to ISAAC REGIONAL COUNCIL, PO Box 97, Moranbah QLD 4744.

The Infrastructure Charge has been calculated in accordance with the charges stated in Council's Charges Resolution. This notice will be escalated to time of payment to the extent permitted under legislation in force at that time.

It is requested that you contact Council's Planning Department to confirm that amount payable prior to making payment.

**Payment** This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made

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<sup>1</sup> 3-yearly PPI index average is defined in section 631 of the *Sustainable Planning Act 2009* and means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.



payable to ISAAC REGIONAL COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

**Overseas Payees**

Please forward your infrastructure charges payment by way of a bank draft for the required amount in Australian dollars.

**Method of Payment**

**PAYMENT BY MAIL**

Confirm the current Infrastructure Charge applicable and obtain an updated payment notice from Council's Planning Department.

Mail this updated payment notice immediately with your payment to: ISAAC REGIONAL COUNCIL, PO Box 97, Moranbah QLD 4744.

**NOTE:** Cheques must be made payable to ISAAC REGIONAL COUNCIL

**PAYMENT AT COUNCIL OFFICES**

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Confirm the current Infrastructure Charge applicable.

Present written confirmation of charges with your payment to an Isaac Regional Council Office. Please see Council's website for locations.

**NOTE:** Cheques must be made payable to ISAAC REGIONAL COUNCIL

**PAYMENT MADE BY CREDIT CARD**

Credit Cards accepted: Mastercard or Visa

- Singular payments can be no greater than \$9,999

**PAYMENT MADE BY ELECTRONIC FUND TRANSFER (EFT)**

BSB: 014-550  
Account No: 485 702 245  
Account Name: ISAAC REGIONAL COUNCIL  
Reference: ICN Notice Number

Provide Council with a copy of the EFT transfer receipt or remittance advice.

**Enquiries**

Enquiries regarding this Infrastructure Charges Notice should be directed to the ISAAC REGIONAL COUNCIL, Planning Department, during office hours, Monday to Friday by phoning (07) 4846 3500 or email at [records@isaac.qld.gov.au](mailto:records@isaac.qld.gov.au)



**DECISION NOTICE**  
**Sustainable Planning Act**

**NOTICE OF INTENTION TO COMMENCE USE**

Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use (please see attached notice for your completion).

Planning Approval: **PA17005**

Date of Approval: **29 May 2017**

Approved: **Material Change of Use – Public Utility (up to 150 MW solar farm and associated infrastructure)**

**Reconfiguring a Lot – Subdividing 1 lot into 2 lots**

**Reconfiguring a Lot – Dividing land into parts by agreement (Creating a Lease over 30 years)**

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Address: **70 Appos Road, Clermont**  
**Alpha Bypass Road, Clermont**  
**397 Alpha Bypass Road, Clermont**

Property Description: **Lot 153 on CLM230**  
**Lot 220 on CLM102**  
**Lot 6 on SP159756.**

I am hereby notifying you of my intention to commence the approval use on \_\_\_\_\_ (insert date).

I have read to conditions of the above Decision Notice and believe that all the applicable conditions have been complied with.

Applicant: **Clermont Solar Pty Ltd**  
**C/ Icubed consulting**

Address:

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Signature of Applicant

Date: \_\_\_\_\_



# Sustainable Planning Act – Appeals Information

## Chapter 7: Part 1 Planning and Environment Court

### Division 8 – Appeals to court relating to development applications

#### **461 Appeals by applicants**

- (1) An applicant for a development application may appeal to the court against any of the following –
  - (a) the refusal, or the refusal in part, of the development application;
  - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 [Preliminary approval may affect a local planning instrument];
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341 [When approval lapses if development not started];
  - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c), or (d) must be started within 20 business days (the **applicant's appeal period**) after-
  - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
  - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

#### **462 Appeals by submitters – General**

- (1) A submitter for a development application may appeal to the court only against-
  - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314 [Impact assessment – generally]; or
  - (b) the part of the approval relating to the assessment manager's decision under section 327 [Decision if application under s242 requires assessment]
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-
  - (a) the giving of a development approval;
  - (b) any provision of the approval including-
    - (i) a condition of, or lack of condition for, the approval; or

- (ii) the length of a period mentioned in section 341 [When approval lapses if development not started] for the approval.
- (3) However, a submitter may not appeal if the submitter-
    - (a) withdraws the submission before the application is decided; or
    - (b) has given the assessment manager a notice under section 339(1)(b)(ii) [When an approval takes effect]
  - (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

**463 Additional and extended appeal rights for submitters for particular development applications**

- (1) This section applies to a development application to which chapter 9, part 7 [Notification stage for particular aquaculture development] applies.
  - (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
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- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to-
    - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
    - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
      - (i) a material change of use of premises for aquaculture; or
      - (ii) operational work that is the removal, damage or destruction of a marine plant.
  - (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment-
    - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
    - (b) a referral agency's response mentioned in subsection (2)

**464 Appeals by advice agency submitters**

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about-
  - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314 [Impact assessment – generally]; or
  - (b) any part of the approval relating to the assessment manager's decision under section 327 [Decision if application under s242 requires assessment].
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.



- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii) [When approval takes effect], the advice agency may not appeal the decision.

#### **465 Appeals about decisions relating to extensions for approvals**

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

#### **466 Appeals about decisions relating to permissible changes**

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
  - (a) if the responsible entity for making the change is the assessment manager for the application—
    - (i) the person who made the request; or
    - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
  - (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

#### **467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency**

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.