Queensland Government

SARA reference: 2409-41961 SDA
Applicant reference: 0661076

20 June 2025

Theodore Energy Development Pty Ltd
C/- Environmental Resources Management Australia Pty Ltd
Level 9, 260 Queen Street
BRISBANE QLD 4000
michael.rookwood@erm.com

Attention: Michael Rookwood

Dear Sir/Madam

SARA Decision notice—Theodore Wind Farm

(Assessment Manager decision notice given under section 63 of the *Planning Act 2016*)

The development application described below was confirmed as properly made by the State Assessment and Referral Agency (SARA) on 25 October 2024.

Decision

Outcome:	Approved, subject to conditions
Date of decision:	20 June 2025
Conditions:	The approval is subject to the conditions in **Attachment 1**
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for decisions are in **Attachment 4**
Currency period:	This development approval will lapse if the development is not started within the following periods: • Six (6) years for the part of the development approval relating to a material change of use. • Two (2) years for the part of the development approval relating to operational work.

Development Details

Description:	Development permit	Material change of use for a wind farm (up to 170 wind turbine generators and ancillary infrastructure including a battery energy

	storage system (BESS) and temporary workforce accommodation) Operational work for clearing native vegetation
SARA role:	Assessment manager as prescribed under the Planning Regulation 2017: • Part 4, Division 2, Section 21 – Material change of use for a wind farm • Schedule 8, Table 4, Item 3(b) – Operational work for clearing native vegetation
SARA triggers:	• Schedule 10, Part 21, Division 2, Table 1 – Material change of use for a wind farm (Planning Regulation 2017) • Schedule 10, Part 3, Division 3, Table 1, Item 1 – Operational work for clearing native vegetation (Planning Regulation 2017)
SARA reference:	2409-41961 SDA
Street address:	130, 880 and 6364 Coates Road, Castle Creek; and 806 Hamiltons Road, 2011 and 7647 Crowsdale Camboon Road, Lyndale Road, Hamiltons Road, and Defence Road, Camboon
Real property description:	Lot 1 on RP617748; Lot 19 on DW551; Lot 20 on SP100500; Lot 4 on SP131475; Lot 2 on RP617749; Lot 11 on DW446; Lot 8 on DW2; Lot 18 on DW550; Lot 17 on DW49
Local government area:	Banana Shire Council
Applicant name:	Theodore Energy Development Pty Ltd
Applicant contact details:	C/- Environmental Resources Management Australia Pty Ltd Level 9, 260 Queen Street Brisbane QLD 4000 michael.rookwood@erm.com

Additional details

Native title considerations:	A native title assessment was completed for this application in accordance with the *Native Title Act 1993* (Cth). It was determined that native title is extinguished over the area and consequently procedural rights were not required. Further consideration of native title is not required, and a decision can be issued under the *Planning Act 2016*.
Further development permits:	No further development permits are required to be obtained before the development can be carried out.
Category of assessment:	Code assessable
Human Rights Act 2019 considerations:	Consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Dispute resolution

Representations:	The rights of applicants to make representations about this decision notice during the applicant's appeal period is set out in Chapter 3, Part 5 of the *Planning Act 2016*. Copies of the relevant provisions are

in **Attachment 5**.

Appeal: The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the Planning Act. Copies of the relevant appeal provisions are in **Attachment 6**.

For further information please contact Thomas Gardiner, Principal Planning Officer, on (07) 4924 2916 or via email windfarms@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

John Sosso
Director General

enc **Attachment** 1 – Assessment manager conditions
Attachment 2 – Advice to the applicant
Attachment 3 – Glossary of terms
Attachment 4 – Reasons for the decision
Attachment 5 – Change representations provisions
Attachment 6 – Appeal provisions
Attachment 7 – Documents referenced in conditions

cc Banana Shire Council, enquiries@banana.qld.gov.au

Attachment 1—Assessment manager conditions

(Given under section 63(2)(e)(ii) of the *Planning Act 2016*)
(Copies of the documents referenced below are found at **Attachment 7**)

No.	Conditions of development approval	Condition timing
Material change of use for a wind farm (up to 170 wind turbine generators and ancillary infrastructure including a Battery Energy Storage System (BESS) and on-site workforce accommodation facility)		
1.	(a) Carry out the approved development generally in accordance with: (i) Proposed Footprint – Sheet 1, prepared by RWE, dated 5/06/2025, reference THWF_PLAN_003A_Rev04; (ii) Proposed Footprint – Sheet 2, prepared by RWE, dated 5/06/2025, reference THWF_PLAN_003A_Rev04; (iii) Proposed Footprint – Sheet 3, prepared by RWE, dated 5/06/2025, reference THWF_PLAN_003A_Rev04. (b) Temporary and permanent wind monitoring / meteorological towers may be installed generally in accordance with the plan referenced in (a) above.	(a) At all times during construction and to be maintained at all times. (b) Prior to the commencement of construction.
2.	(a) Prepare as-constructed plans that demonstrate that the approved development has been constructed generally in accordance with the plan referenced in condition 1(a). The plans must: (i) be certified by a Registered Professional Engineer of Queensland or licensed surveyor; (ii) include the design and location of all wind turbines and all ancillary uses; (iii) include details of all erosion and stormwater management devices and infrastructure; (iv) include co-ordinates for all wind turbines, wind monitoring/meteorology masts and any other infrastructure elements of significant height; (v) include reduced levels for maximum heights above ground of all wind turbines (measured at the highest point of blade rotation) and wind monitoring/meteorology masts. (b) Submit the as-constructed plans to: (i) Airservices Australia (vod@airservicesaustralia.com); (ii) Banana Shire Council (enquiries@banana.qld.gov.au); (iii) Rural Fire Service Specialist Services, State Air Operations (sao.operations@fire.qld.gov.au); (iv) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (c) Any proposed upgrades to wind turbines during the life of the development are to remain generally in accordance with the as-	(a) and (b) Within three (3) months after practical completion of the wind farm. (c) At all times.

No.	Conditions of development approval	Condition timing
	constructed plans prepared in accordance with this condition.	
3.	(a) Prepare a Vegetation and Fauna Management Plan (VFMP). (b) The VFMP must be prepared by a suitably qualified ecologist and: (i) identify the location and extent of all vegetation clearing and subsequent site works including areas to be used for soil and felled vegetation stockpiles; (ii) outline the proposed approach to the staging of vegetation clearing and how it will be managed to respond to the requirements of this condition (for example whether clearing will occur simultaneously over multiple parts of the site or on a single clearing front); (iii) outline measures to be used to ensure that vegetation that is not approved for clearing is not affected by clearing activities and subsequent site works; (iv) outline a detailed strategy to be deployed to ensure that important flora (that is not approved for clearing) and fauna is not unduly harmed during clearing activities. This strategy should include but not be limited to: • how and when qualified fauna spotters/wildlife officers will be used during clearing operations (particularly if clearing is to occur on multiple areas of the site simultaneously); • protection, recovery and relocation procedures to be used by fauna spotters/wildlife officers in the course of their duties. (c) Submit the VFMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (d) Implement all measures detailed in the VFMP. *Note: Suitably qualified ecologist means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (vegetation and fauna management).*	(a) to (c) Prior to commencement of vegetation clearing (d) At all times during the clearing of vegetation
4.	(a) Prepare a Cleared Vegetation Management Plan (CVMP). (b) The CVMP must be prepared by a suitably qualified person and: (i) outline the overall strategy to be deployed for the felling and managing of vegetation approved for clearing particularly in relation to the requirements of condition 2(b)(ii); (ii) identify the location and extent of storage and stockpile areas for cleared vegetation and mulch; (iii) outline how cleared vegetation is to be treated and managed through a combination of: • strategies for the on-site reuse of felled, non-mulched logs as part of the Rehabilitation Management Plan required in	(a) to (c) Prior to commencement of vegetation clearing (d) As identified in the CVMP

No.	Conditions of development approval	Condition timing
	condition 5 including how timbers will be stored and managed prior to being relocated during rehabilitation activities; • ensuring that felled timber logs that are pushed into permanent rows do not exceed approximately three (3) metres in height; • any removal off-site of salvaged logs; and • use of mulched material both on-site and mulched material to be removed off-site. (iv) outline measures to manage bushfire risks of all on-site cleared vegetation including managing risk of spontaneous combustion of mulch piles. (v) outline industry best practice measures to be used to minimise bush fire risks and environmental impacts of any on-site burning of cleared vegetation. (vi) outline measures to ensure that cleared vegetation is not pushed, stacked or in any way damages habitat or vegetation not approved to be cleared. (c) Submit the CVMP to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Implement measures to manage the cleared vegetation generally in accordance with the CVMP. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (environmental/vegetation management).*	
5.	(a) Prepare a Rehabilitation Management Plan (RMP) outlining how areas cleared of vegetation (including all regulated vegetation approved to be cleared under condition 50 for construction, will be replanted, revegetated, and managed after construction, retaining only the minimum footprint required for safe operations, including maintenance, of the wind farm ('rehabilitation areas'). (b) The RMP must: (i) be prepared by a suitably qualified professional; (ii) be prepared generally in accordance with sections 3.3 and 4 of the Preliminary Post-Construction Rehabilitation Plan prepared by ERM, dated 19 May 2025, reference 0661076, revision 03 (the PPCRP); (iii) be prepared acknowledging the Site Stabilisation Plan-Operations (SSPO) required in accordance with condition 10 of this approval as well as the requirements of the Stormwater Management Plan (SWMP) required in condition 8 of this approval; (iv) include a copy of the Regulated Vegetation Management Map,	(a) to (c) 12 months after the commencement of construction or 6 months prior to the finalisation of construction activities, whichever is triggered first (d) Following the completion of construction or as indicated in the RMP

No.	Conditions of development approval	Condition timing
	and the Vegetation Management Regional Ecosystem Map (showing the conservation class for each regional ecosystem), for the development footprint in effect at the time of approval, overlaid with the Project Layout Plan approved in condition 1(a); (v) for approved clearing of category X areas within road reserves, collect and maintain evidence such as photos and site-based vegetation surveys, to demonstrate the indicative state of the regulated vegetation on the ground prior to clearing; (vi) detail all activities, actions and measures to demonstrate how all Type 2 Rehabilitation Areas, as defined in section 4 of the PPCRP referenced in part (b)(ii) of this condition, will be rehabilitated to the pre-clearing state that was present prior to clearing; (vii) ensure the proposed timing of rehabilitation activities minimises to the greatest extent practicable the time the disturbed project footprint is left unvegetated; (viii) acknowledge the requirements of condition 6 including the requirement to undertake adaptive management responses to rectify any negative results to ensure that, over time, compliance with this condition is achieved; and (ix) outline strategies and measures that may be deployed as adaptive management responses if monitoring highlights negative results related to compliance with this condition. (c) Submit the RMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Undertake all actions and measures in accordance with the RMP to rehabilitate all areas not otherwise required for safe operation and maintenance.	
6.	(a) Prepare Rehabilitation Monitoring Reports for the first five years following the commencement of export of electricity from the wind farm. (b) The reports must: (i) provide details of implementation of the measures undertaken in accordance with condition 5(d). These details should include but not be limited to: • plant growth; • % cover and survival rates; • estimated plant losses through herbivores, disease, vandalism, storm damage, etc.; • weed regrowth and control measures;	(a) and (b) Be undertaken annually for the first 4 years of commencement of export of electricity from the wind farm, with a final report to be undertaken at the end of the fifth year of export of electricity (c) First report within 3 months after the

No.	Conditions of development approval	Condition timing
	• plant replacement; • guard repair and weeding inside guards; • maintenance watering regime (if required based on prevailing weather conditions); and (ii) Report on any adaptive management responses to rectify negative results from the monitoring undertaken in item (i) of this condition to ensure compliance with condition 5. (c) Submit the rehabilitation monitoring reports to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au).	completion of all rehabilitation measures required under condition 5(d) then every calendar year after the first report submission
7.	In the event that an application is made for a Property Map of Assessable Vegetation under section 20C of the *Vegetation Management Act 1999*, all areas of regulated vegetation approved to be cleared under condition 50 must be mapped as the preclear mapping category shown on the Regulated Vegetation Management Map immediately prior to clearing.	As indicated
8.	(a) Prepare a Bird and Bat Management Plan (BBMP). (b) The BBMP must: (i) be prepared by a suitably qualified ecologist; (ii) be based on the final location of the wind turbine generators; (iii) identify all 'at risk' bird and bat species (i.e. all threatened and common species), seasons, and areas within the development site which may attract high levels of mortality; (iv) incorporate baseline data, including where relevant, additional pre-operational surveys (including any prior bird and bat utilisation surveys that were carried out prior to this approval taking effect), Collision Risk Modelling and Population Viability Analysis; (v) identify threshold (trigger) levels for all at risk species; (vi) identify mitigation measures and implementation strategies to reduce impacts on bird and bat species include a decision-making framework and adaptive management approach, including triggers for mitigation measures which are monitored for effectiveness; and (vii) include triggers for operational shutdown of relevant wind turbines during certain periods if the adaptive management measures implemented are determined to be ineffective and there are ongoing impacts. (c) Undertake a post-operation bird utilisation survey. The survey must: (i) be certified by a suitably qualified ecologist; (ii) be undertaken over a wet season and a dry season after commencement of export of electricity from the wind farm; (iii) utilise baseline data in accordance with a Before-After-Control-	(a) and (b) Prior to practical completion of the wind farm (c) Within 12 months of commencement of export of electricity from the wind farm (d) to (f) Within 3 months of completion of the post-operation utilisation survey in (c) (g) At all times after (f)

No.	Conditions of development approval	Condition timing
	Impact (BACI) design; and (iv) be undertaken, at a minimum, in accordance with the following procedures: • utilise a sub-set of the survey points that were adopted for the previous surveys documented in the BBMP prepared in compliance with condition 8(a) and 8(b); • utilise the survey points that were adopted for the previous surveys documented in the BBMP prepared in compliance with condition 8(a) and 8(b); • include 15-minute point-based surveys counting and documenting the distance and flight height of each observed bird in accordance with a BACI sampling design; • include two counts of each site in each of four periods of the day (early morning, late morning, early afternoon and late afternoon) corresponding to different periods of bird activity (a total of eight surveys per site); • within the 15-minute point-based survey o all bird species and numbers of individual birds observed within 200 metres will be recorded; o the species, the number of birds and the height of the bird when first observed will be documented; o for species of concern (threatened species, waterbirds and raptors), the minimum and maximum heights will be recorded; • each survey point will be counted eight times each survey over the two survey periods (one wet season and one dry season) at different times of the day; and • compilation of a bird species lists for the site from the formal counts and incidental observations, and mapping of the location (and recording of behaviours) of any rare or threatened species. (d) Prepare a post-operational utilisation report. The report must: (i) be prepared by suitably qualified ecologist; (ii) demonstrate whether the site continues to be utilised by the range of species identified during surveys conducted before construction and assess any changes in abundance or behaviour; and (iii) include a recommendation on the need for additional surveys. (e) Make any necessary updates to the final Bird and Bat Management Plan based on the findings and recommendations of the post-operation utilisation report outlined in part (d) above. (f) Submit the final BBMP to the Department of State Development,	

No.	Conditions of development approval	Condition timing
	Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (g) Implement measures and operate the development in accordance with the BBMP. *Notes: The BACI sampling design is to be tested using the data collected in baseline and post-operation bird utilisation and bat surveys and results presented in the first-year post-operation report.* *Note: Suitably qualified ecologist means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (bird and bat management).* *Note: The "species of concern" is all species at risk of collision (i.e. all species that have a risk greater than "negligible" as determined thought the collision risk monitoring).*	
9.	(a) Prepare a Stormwater Management Plan (SWMP) in accordance with the plan referenced in condition 1(a). (b) The SWMP must: (i) be certified by a Registered Professional Engineer of Queensland (RPEQ); (ii) relate to the operational phase of the wind farm; (iii) be prepared in accordance with section 2.3 of the Queensland Urban Drainage Manual and demonstrate that all stormwater, wastewater, discharges and overland flows leaving the site into receiving waterways during the operational phase will be of equivalent or better quality than the pre-development condition; and (iv) have regard to erosion management and site stabilisation measures outlined in the SSPO as required in condition 11. (c) Submit the SWMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); and (ii) Banana Shire Council (enquiries@banana.qld.gov.au). (d) Implement measures and operate the development in accordance with the SWMP.	(a) to (c) 12 months after the commencement of construction (d) Following the completion of construction or as indicated in the SWMP
10.	(a) Prepare an Erosion and Sediment Control Plan – Construction (ESCPC). (b) The ESCPC required under part (a) of this condition must: (i) be prepared by an appropriately qualified professional; (ii) incorporate the 'proposed erosion and sediment mitigation measures' detailed in section 2.5 of the Stormwater Assessment Theodore Wind Farm, prepared by ERM, dated 08 August 2024, reference 0661076, revision 02, as	(a) to (c) Prior to commencing site works (d) At all times during construction

No.	Conditions of development approval	Condition timing
	amended in red by SARA; (iii) be prepared in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association); (iv) prevent increased sediment runoff, including sediment runoff as a result of vegetation clearing, from entering into watercourses, drainage features, wetlands and/or surrounding landscapes during all construction phases from vegetation clearing, undertaking civil works and during the construction of wind turbines and ancillary infrastructure; (v) include recommended measures and devices to: • prevent accelerated soil erosion and instability; or • where prevention is not possible, minimise and mitigate accelerated soil erosion and instability; (vi) include a monitoring plan and program that is responsive to the seasonal erosion risks of the site, and is adaptive to rectifying negative monitoring results; and (vii) include an emergency erosion management response protocol that must be enacted ahead of forecast weather events that will substantially increase the likelihood of accelerated erosion. (c) Submit a copy of the ESCPC required under part (a) of this condition to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); and (ii) the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (vegetation@resources.qld.gov.au). (d) Implement the erosion and sediment control measures identified within the ESCPC required under parts (a) and (b) of this condition. *Note: Appropriately qualified professional means a person(s) who has professional qualifications, training, skills and experience relevant to erosion control, soil chemistry and/or salinity management chemistry and can give authoritative assessment, advice and analysis in relation erosion and sediment control using the relevant protocols, standards, methods or literature.*	
11.	(a) Prepare a Site Stabilisation Plan – Operations (SSPO). (b) The SSPO must be prepared by an appropriately qualified professional. (c) The SSPO prepared under part (a) of this condition must: (i) be prepared in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia	(a) to (d) Within 12 months after the commencement of construction (e) Prior to practical

No.	Conditions of development approval	Condition timing
	(International Erosion Control Association); (ii) be informed by the rehabilitation works outlined in the RMP as required in condition 5 and also the SWMP as required in condition 8 of this approval; (iii) detail final finished profiles of all areas affected during construction by either vegetation clearing and/or civil works; (iv) detail how erosion and sediment control devices are to be incorporated into finished profiles in conjunction with revegetation measures to: • prevent increased sediment runoff, including increased sediment runoff as a result of vegetation clearing and/or civil works, from entering into watercourses, drainage features, wetlands and/or surrounding landscapes; • prevent accelerated soil erosion and instability or where prevention is not possible, minimise and mitigate accelerated soil erosion and instability; and (v) detail a monitoring plan and program that is responsive to the seasonal erosion risks of the site, and is adaptive to rectifying negative monitoring results. (d) Submit a copy of the SSPO required under part (a) of this condition to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (e) Implement the measures identified within the SSPO required under parts (a) and (c) of this condition. *Note: Appropriately qualified professional means a person(s) who has professional qualifications, training, skills and experience relevant to erosion control, soil chemistry and/or salinity management chemistry and can give authoritative assessment, advice and analysis in relation to erosion and sediment control using the relevant protocols, standards, methods or literature.*	completion of the wind farm
12.	(a) Prepare a Construction Environmental Management Plan (CEMP) in accordance with the plan referenced in 1(a). (b) The CEMP must: (i) be prepared by a suitably qualified person; (ii) include measures necessary to minimise impacts to agricultural practice including stock routes and cattle movements; (iii) identify activities necessary to ensure the removal and disposal of waste (including hazardous waste that may need to be removed by a suitably licenced contractor) and details of the nominated waste disposal facilities noting that waste, except for vegetation, must not be burnt or allowed to be burnt onsite;	(a) to (c) Prior to commencement of any site works and commencement of construction (d) At all times during construction

No.	Conditions of development approval	Condition timing
	(iv) detail how any hazardous material will be transported to and stored on the site during construction; (v) include measures to ensure that all construction activities occur in accordance with the plan referenced in condition 1(a) and that construction activities do not clear or damage vegetation that is not approved for clearing; (vi) provide appropriate weed and pest management in accordance with the Department of Primary Industries principles of pest management; (vii) include biosecurity management measures that are generally aligned with the principles of relevant local and state guidelines, such as the Banana Shire Council Biosecurity Plan 2019 – 2024; (viii) include measures to manage construction noise, dust and vibration, including: • construction noise in accordance with the *Environmental Protection (Noise) Policy 2019;* • construction vibration to meet the construction vibration criteria in the Department of Transport and Main Roads' *Transport Noise Management Code of Practice* dated March 2016; • identification of the proposed hours of work and what work will be undertaken during those hours, including where works are proposed outside of the hours and days specified in the default noise standards within Chapter 8, Part 3B, Division 3 of the *Environmental Protection Act 1994;* • the identification of the sensitive receptor locations that may be affected by noise, vibration, and dust emissions from the construction work activities; • assessment of potential noise and vibration impacts at sensitive receptors with respect to the relevant criteria; • where blasting is proposed as part of construction and earthworks, the CEMP must include a specific blasting management plan outlining how all risks to sensitive receptors and areas of high ecological value (not approved for clearing) will be managed to acceptable levels; and • mitigation measures to mange to acceptable levels of noise, vibration and dust impacts at sensitive receptors, including: o scheduling of activities; o consultation with occupants of relevant sensitive receptors; and o a complaints resolution process including nominating local site management contact person and phone	

No.	Conditions of development approval	Condition timing
	number/s. (c) Submit the CEMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); and (ii) Banana Shire Council (enquiries@banana.qld.gov.au). (d) Implement identified mitigation measures and undertake construction activities in accordance with the CEMP. *Note: Work hours and days proposed in the CEMP, where complying with measures to manage construction noise, dust and vibration outlined in this condition, are taken to be approved work hours and days for the purpose of Schedule 1, Part 1, Item 3 of the Environmental Protection Act 1994.* *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (construction and environmental management).*	
13.	(a) Prepare a Bushfire Management Plan (BMP) addressing construction and operational phases of the project. (b) The BMP must: (i) be prepared by a suitably qualified person; (ii) be prepared in consultation with the Rural Fire Service Queensland and all host land owners; (iii) provide evidence in the report of consultation required in (ii) above; (iv) include a fire hazard analysis; (v) include evacuation procedures for construction and operational workforces in the event of a bushfire emergency; (vi) include mitigation strategies to achieve the development outcomes in Part E of the State Planning Policy July 2017 – Natural Hazards, Risk and Resilience; and (vii) include emergency response procedures for any on-site battery or electricity substations (including battery energy storage systems) in the event of it catching alight as well as threats posed to it by a nearby bushfire. (c) Submit the BMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council (enquiries@banana.qld.gov.au); and (iii) Rural Fire Service Queensland (brc@fire.qld.gov.au). (d) Operate the development in accordance with the BMP. (e) Maintain a copy of the BMP on-site (for example, at the site office) during both construction and operational phases and ensure all	(a) to (c) Prior to commencement of construction (d) and (e) At all times

No.	Conditions of development approval	Condition timing
	relevant landowners, staff, contractors, workers, and site visitors are familiar with the relevant requirements of the BMP. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (bushfire management).*	
14.	(a) Prepare a Safety and Emergency Management Plan (SEMP) addressing construction and operation activities. (b) The SEMP must: (i) be prepared by a suitably qualified person; (ii) include a Hazard Analysis and Risk Assessment (HARA) undertaken in accordance with AS/NZ ISO 31000:2009 Risk Management Principles and Guidelines and with HB203:2006 Environmental Risk Management Principles and Processes; (iii) identify scenarios for both construction and operational phases that would trigger emergency evacuation (by workers, visitors and also host land owners) of the development; (iv) include emergency evacuation plans for the scenarios identified in (iii) above; (v) contain safety management plans, fire risk management plans and emergency response procedures; (vi) ensure that plans required for this condition are developed in consultation with relevant state and regional emergency service providers; and (vii) include a detailed emergency response procedure for safety hazards associated with the BESS. (c) Submit the SEMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council (enquiries@banana.qld.gov.au); and (iii) Rural Fire Service Queensland (brc@fire.qld.gov.au) (d) Construct the development in accordance with the SEMP. (e) Operate the development in accordance with the SEMP. (f) Maintain a copy of the SEMP on-site (for example, at the site office) during both construction and operational phases and ensure all relevant landowners, staff, contractors, workers, and site visitors are familiar with the relevant requirements of the SEMP. (g) Ensure that relevant staff are appropriately trained to fulfill roles identified in the SEMP. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (i.e. Engineering, Procurement and Construction Contractor*	(a) to (c) Prior to the commencement of construction (d) to (g) At all times during construction and operation of the wind farm

No.	Conditions of development approval	Condition timing
	(EPC) or Operations and Maintenance (O&M) Contractor).	
15.	(a) Prepare an updated Noise Impact Assessment (NIA) in accordance with the plan referenced in condition 1(a). (b) The NIA must: (i) be prepared by a suitably qualified acoustic consultant; and (ii) reflect the '*to be constructed'* wind turbine generator specifications in addition to the '*to be constructed'* wind turbine generator locations and demonstrate compliance with the following criteria for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height: • for all existing and approved noise affected sensitive land uses on host lots (as at the date of this approval): o an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: □ 45dB(A); or □ the background noise (LA_{90}) plus 5dB(A). • at all existing and approved noise affected sensitive land uses on non-host lots (as at the date of this approval): o an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: □ 35dB(A); or □ the background noise (LA_{90}) plus 5dB(A). o an outdoor (free-field) day-time (6am to 8pm) A-weighted acoustic level which is the higher of: □ 37dB(A); or □ the background noise (LA_{90}) plus 5dB(A). o alternatively, the acoustic level agreed between the applicant/operator and the non-host lot owner/s via a formal deed of release and not exceeding an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: □ 45dB(A); or □ the background noise (LA_{90}) plus 5dB(A). (c) Submit the NIA to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). *Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ*	(a) to (c) Prior to commissioning of the wind farm

No.	Conditions of development approval	Condition timing
	with suitable acoustic experience. *Note: Sensitive land uses are defined in Schedule 24 of the Planning Regulation.*	
16.	(a) Prepare a Noise Monitoring Plan (NMP). (b) The NMP must: (i) be prepared by a suitably qualified acoustic consultant; (ii) be prepared in accordance with Appendix 3 *of Planning guideline – State code 23: Wind farm development,* September 2024; and (iii) include the requirement to undertake operational noise monitoring once within 3 months and once following nine (9) months of the commencement of export of electricity from the wind farm. (c) Prepare a Noise Monitoring Report (NMR) based on the as-constructed details prepared in accordance with condition 2. (d) The NMR must: (i) be prepared by a suitably qualified acoustic consultant; (ii) outline the results of the operational noise monitoring in the NMP. (e) Submit the NMP and NMR to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (f) Undertake noise monitoring in accordance with the NMP. *Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ with suitable acoustic experience.*	(a) to (b) Prior to the commencement of export of electricity from the wind farm (c) to (f) Post the operational noise monitoring specified in (b)(iii)
17.	(a) Prepare an Operational Noise Strategy (ONS) based on the as constructed project details prepared in accordance with condition 2. (b) The ONS required by part (a) of this condition must: (i) be prepared by a suitably qualified acoustic consultant; and (ii) detail any necessary operating measures / regime or wind sector management measures required to ensure noise emissions achieve the following criteria (whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height): • at all existing and approved noise affected sensitive land uses on host lots as at the date of this approval. o an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: □ 45dB(A); or	(a) to (c) Within 12 months following the commissioning the wind farm (d) At all times once part (c) has been completed

No.	Conditions of development approval	Condition timing
	▫ the background noise (LA_{90}) plus 5dB(A) • at all existing and approved noise affected sensitive land uses on non-host lots as at the date of this approval: o An outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: ▫ 35dB(A); or ▫ the background noise (LA90) plus 5dB(A). o An outdoor (free-field) day-time (6am to 8pm) A-weighted acoustic level which is the higher of: ▫ 37dB(A); or ▫ the background noise (LA90) plus 5dB(A). o Alternatively, the acoustic level agreed between the applicant/operator and the non-host lot owner/s via a formal deed of release and not exceeding an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of: ▫ 45dB(A), or ▫ the background noise (LA90) plus 5dB(A). (c) Submit the ONS to Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Operate the wind farm in accordance with the ONS. *Note: A suitably qualified acoustic consultant with suitable acoustic experience is a person who is: 1) eligible for membership of the Australian Acoustical Society, or 2) whose firm is a member of the Association of Australasian Acoustical Consultants, or 3) is an RPEQ with suitable acoustic experience.*	
18.	If a complaint is received in relation to acoustic emissions from a wind turbine between commencement of operation of the first wind turbine and full commencement of the windfarm (all wind turbines operating), the following process must be undertaken: (a) Manage the complaint and process as per condition 36. (b) Through the process of investigation per condition 36. determine the likelihood/potential for exceedance of acoustic criteria specified in condition 15 (having regard to matters such as separation distance, modelled emissions and operational matters i.e., correctly operating free of mechanical and aerodynamic issues). (c) In consultation with the Department of State Development, Infrastructure and Planning, determine if there is a reasonable potential for exceedance of acoustic criteria specified in condition 15.	(a) and (b) As indicated (c) Within 1 month of receipt of each compliant (d)(i) and (d)(ii) at least 1 month prior to commencement of monitoring (d)(iii) As specified in the INMP (d)(iv) 3 months

No.	Conditions of development approval	Condition timing
	(d) If a reasonable potential for exceedance of acoustic criteria specified in condition 15 is identified (as agreed with the Department of State Development, Infrastructure and Planning): (i) Prepare an Interim Noise Monitoring Plan (INMP) based on the as constructed development details (for the operating wind turbines) prepared in accordance with condition 2. • The INMP must: o be prepared by a suitably qualified acoustic consultant; o be prepared in accordance with Appendix 3 *of Planning guideline – State code 23: Wind farm development,* September 2024; and o include the requirement to commence operational noise monitoring within 3 months of completion of the INMP. (ii) Submit the INMP to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (iii) Undertake noise monitoring in accordance with the INMP (iv) Prepare an Interim Noise Monitoring Report (INMR) (for the operating turbines): • The INMR must: o be prepared by a suitably qualified acoustic consultant; and o outline the results of the operational noise monitoring in the INMP. • Submit the INMR to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (v) If exceedance is identified through the INMR, prepare an Interim Operational Noise Strategy (IONS) based on the as constructed project details (for the operating wind turbines) prepared in accordance with condition 2. • The IONS required by part (d)(v) of this condition must: o be prepared by a suitably qualified acoustic consultant; and o where determined necessary, detail any operating measures / regime or wind sector management measures required to ensure	following the completion of monitoring specified in the INMP (d)(v) 3 months following the submission of the INMR

No.	Conditions of development approval	Condition timing

	noise emissions achieve the following criteria (whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height):
	- at all existing and approved noise affected sensitive land uses on host lots as at the date of this approval:
	  • an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of:
	  o 45dB(A); or
	  o the background noise (LA_{90}) plus 5dB(A).
	- at all existing and approved noise affected sensitive land uses on non-host lots as at the date of this approval:
	  • An outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of:
	  o 35dB(A); or
	  o the background noise (LA_{90}) plus 5dB(A).
	  • An outdoor (free-field) day-time (6am to 8pm) A-weighted acoustic level which is the higher of:
	  o 37dB(A); or
	  o the background noise (LA_{90}) plus 5dB(A).
	  • Alternatively, the acoustic level agreed between the applicant/operator and the non-host lot owner/s via a formal deed of release and not exceeding an outdoor (free-field) night-time (8pm to 6am) A-weighted acoustic level which is the higher of:
	  o 45dB(A); or
	  o the background noise (LA_{90}) plus 5dB(A).
	• Submit the IONS to Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au).	

No.	Conditions of development approval	Condition timing
	• Operate the wind farm (operating turbines) in accordance with the IONS.	
19.	(a) Prepare a pre-construction assessment of the television and radio reception strength in accordance with the plan referenced in condition 1(a). (b) The pre-construction assessment must: (i) be carried out by a suitably qualified and experienced independent television and radio monitoring specialist; (ii) be undertaken at the location of any existing or approved dwellings as at the date of this approval that are within 5 kilometres of any proposed wind turbine; and (iii) include testing at locations to be determined by the television and radio monitoring specialist to enable the average television and radio reception strength to be determined. (c) Submit the pre-construction assessment of television and radio reception strength required by part (a) of this condition to Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au).	(a) to (c) Prior to commencement of construction
20.	(a) Prepare a post-construction assessment of the television and radio reception strength. (b) The post-construction assessment must: (i) be carried out by a suitably qualified and experienced independent television and radio monitoring specialist; (ii) be undertaken at the location of any existing or approved dwellings or businesses as at the date of this approval situated within 5 kilometres of any wind turbine where property access is granted by the landholders; and (iii) include testing at locations to be determined by the independent television and radio monitoring specialist to enable the average television and radio reception strength to be determined. (c) Undertake measures to restore any decline in reception attributed to the wind farm for the nominated dwellings. (d) If a complaint is received regarding the effect of the facility on television or radio reception at a pre-existing dwelling within 5 kilometres of and wind turbine, the operator must: (i) investigate the complaint in accordance with the Complaint Investigation and Response Plan required by condition 36; and	(a) and (b) Within 3 months after the practical completion of the wind farm (c) Within 1 month of completion of the post-construction assessment required by (a) (d) In accordance with the timing of the Complaint Investigation and Response Plan required by condition 36 (e) Within 6 months of completion of the post-construction

No.	Conditions of development approval	Condition timing
	(ii) if the investigation indicates that the wind farm has had a detrimental impact on the quality of reception, restore reception at the pre-existing dwelling to at least the quality determined in the pre-construction assessment of the television and radio reception strength required by this approval. (e) Submit the post-construction assessment of television and radio reception strength to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au).	assessment required by (a) and (b)
21.	(a) Prepare a final Electromagnetic Interference (EMI) report. (b) The EMI must: (i) be prepared by a suitably qualified person; (ii) be prepared in consultation with the Bureau of Meteorology; (iii) confirm that the wind farm will not have an unacceptable impact on the operation of weather, navigational or defence radars; and (iv) identify any mitigation measures required. (c) Submit the final EMI report to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council (enquiries@banana.qld.gov.au); (iii) Bureau of Meteorology (windfarmenquiries@bom.gov.au); and (iv) Energy Queensland (townplanning@ergon.com.au). (d) Construct and operate the development in accordance with the EMI report including any required mitigation measures. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (electromagnetic interference).*	(a) to (c) Prior to commencement of construction (d) At all times following commencement of construction
22.	The development must be designed, constructed, and operated to ensure that wind turbine blade shadow flicker impact within 50 metres of the centre of existing or approved sensitive land uses (as at the date of this approval) within a distance of 265m x maximum blade chord does not exceed: (a) 30 hours per annum and 30 minutes per day; or (b) the level agreed between the applicant and the relevant landowner/s via a formal deed of release.	At all times
23.	(a) Prepare a Traffic Impact Assessment (TIA) certified by a Registered Professional Engineer of Queensland (RPEQ): (i) in consultation with the Department of Transport and Main	(a) to (c) No later than three months prior to

No.	Conditions of development approval	Condition timing
	Roads, Banana Shire Council, Gladstone Regional Council, Rockhampton Regional Council, Gladstone Ports Corporation and relevant railway managers (Queensland Rail and Aurizon); (ii) in accordance with any relevant local government transport and traffic impact assessment guideline/standards; and (iii) in accordance with the Department of Transport and Main Roads' *Guide to Traffic Impact Assessment (GTIA) December 2018* and *Road Planning and Design Manual 2nd Edition*. (b) The TIA must address construction and operational traffic impacts on the affected network of local roads, state-controlled roads and railway crossings. Matters to be considered in the formulation of the TIA should include but not be limited to: (i) identify the anticipated size, volume and nature of all vehicles to be used throughout construction phases. This should include the transport of vehicles to the site that will be used for vegetation clearing and civil works (bulldozers, excavators, heavy earth moving machinery, drilling rigs and the like), vehicles required to supply materials during construction (gravel, steel, concrete, water and the like), vehicle movements associated with workers' accommodation camps and vehicles used during construction to haul wind turbine components, blades, substations and transformers (including but not limited to oversize / overmass (OSOM) vehicles) from mainland points of origin to the site; (ii) identify the routes proposed and vehicle usage profile of all anticipated construction vehicles identified in (i) above; (iii) being informed by (i) and (ii), identify any sections of local and state-controlled roads that will require upgrades to accommodate identified construction traffic. Proposed upgrades must also be informed by an assessment of the capacity of road links, intersections and bridges, culverts, and other structures to accommodate anticipated construction vehicles. Where necessary, this analysis may require structural assessments of load bearing capacities; (iv) being informed by (i) and (ii), identify all railway level crossings affected by development generated traffic. For railway level crossings used by development traffic: • identify the existing traffic flows, expected background traffic growth and the expected development generated traffic over the crossings (during construction and ongoing operations). Identify the maximum size and type of development vehicle that will use each crossing (during construction and ongoing operations). Each dataset should detail the total number of vehicles and also identify the number and percentage of heavy vehicles and buses;	the commencement of site works

No.	Conditions of development approval	Condition timing
	• provide written evidence that comparative Australian Level Crossing Assessment Model (ALCAM) assessments have been undertaken by the railway manager/s (insert the relevant railway manager/s) and demonstrate that development traffic will not worsen the safety risk at the impacted railway level crossings; • provide short stacking assessments that demonstrate there is sufficient clearance between each railway level crossing and the relevant intersection/access point or other stopping point to allow the maximum development vehicle to queue in accordance Section 5.4 – Short Stacking and Figure 3.2 – Yellow Box Marking of AS1742.7:2016 Manual of Uniform Traffic Control Devices, Part 7: Railway crossings. It is recommended that the available clearances are confirmed by a registered surveyor; • if safety risks are forecast to increase or short stacking is predicted to occur, provide details of mitigation strategies and detailed design drawings showing any mitigation measures/upgrades in accordance with AS1742.7:2016 Manual of Uniform Traffic Control Devices, Part 7: Railway crossings and any relevant railway manager standards; and • provide evidence that written in-principle support has been provided by the railway manager/s (insert relevant railway manager/s) for the proposed mitigation strategies and upgrades; (v) prepare a RPEQ certified pre-construction dilapidation survey of the rail transport infrastructure and other rail infrastructure, on and adjacent to the railway level crossings to be used by heavy vehicles associated with the development; (vi) provide evidence that, subject to the upgrades proposed in (iii) and (iv), anticipated construction traffic, including OSOM haulage vehicle configurations, will be able to physically perform/achieve manoeuvring paths; (vii) provide details of proposed upgrades to local roads that will facilitate all anticipated construction traffic movements and maintain safety and efficiency of the road network. Conceptual design drawings of upgrades should demonstrate that any proposed road works can be wholly contained within existing road corridors. Where additional land is required, evidence should be provided on how tenure will be secured to ensure that upgrades can be delivered at no cost to the local government authority; (viii) provide strategies and measures outlining how accelerated wear and tear on local government roads will be minimised	

No.	Conditions of development approval	Condition timing
	and how the local government authority will be compensated for residual accelerated wear and tear; (ix) provide details of proposed upgrades to state-controlled roads that will facilitate all anticipated construction traffic movements and maintain safety, efficiency and infrastructure condition of the road network. Conceptual design drawings of upgrades should demonstrate that any proposed road works can be wholly contained within existing road corridors. Where additional land is required, evidence should be provided on how tenure will be secured to ensure that upgrades can be delivered at no cost to the state government; (x) provide strategies and measures outlining how accelerated wear and tear from construction traffic on state-controlled roads will be minimised and how DTMR will be compensated for residual accelerated wear and tear; (xi) provide details of forecast operational traffic, including 'business as usual' maintenance traffic and outline strategies that would be deployed for 'special' maintenance incidents such as replacing blades, transformers and any other componentry and the like; and (xii) include a road safety assessment for any roads relied upon by the development during construction and operation. The road safety assessment must, identify any existing safety risks within the development's impact assessment area, identify new or modified risks resulting from the development, and recommend management and mitigation measures to ensure the existing safety risk rating for the road(s) is not worsened by the development. (c) Submit the TIA to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council, Gladstone Regional Council and Rockhampton Regional Council; (iii) Gladstone Ports Corporation (planning@gpcl.com.au); (iv) relevant railway managers (Queensland Rail and Aurizon); and (v) the Department of Transport and Main Roads (corridormanagement@tmr.qld.gov.au) and QLDAccess_HVROPO@tmr.qld.gov.au). *Note: See* the Department of Transport and Main Roads' *website and relevant legislation for OSOM definition.*	
24.	(a) Prepare a Traffic Management Plan (TMP) certified by a Registered Professional Engineer of Queensland (RPEQ): (i) in consultation with the Department of Transport and Main	(a) to (c) No later than three months prior to the

No.	Conditions of development approval	Condition timing
	Roads, Banana Shire Council, Gladstone Regional Council, Rockhampton Regional Council, Gladstone Ports Corporation, relevant railway managers (Queensland Rail and Aurizon) and Powerlink (or equivalent) for the management of overhead powerlines.	commencement of construction traffic on local or state-controlled roads
	(b) The TMP must address the management of construction and operational traffic on local roads, state-controlled roads and railway crossings and should address, but not be limited to: (i) all wind farm components triggering oversize/over mass (OSOM) haulage including maximum weights and dimensions (heights, widths and lengths); (ii) details of all development vehicle types to be used, including but not limited to haulage vehicle configurations including axle spacings, axle and gross masses, ground contact width and tyre sizes; (iii) all routes to be used by development traffic, including but not limited to the OSOM haulage route/s to be used highlighting which vehicles and vehicle configurations will be used on which route/s; (iv) highlighting all conflict or tension points along haulage routes that will require specific management strategies. This should include but not be limited to the crossing of all structures (including overhead structures) such as bridges, culverts and the like and evidence of how swept paths (both vertical and horizontal geometry) will be managed; (v) evidence of consultation with Powerlink (or equivalent entity responsible for management of affected overhead power lines) and strategies for how powerlines will be managed, where required, to facilitate the safe passage of construction vehicles; (vi) details of scheduling of OSOM movements between the relevant port and site and return journeys from site back to port (or other destination). This schedule should outline but not be limited to, proposed times of day and days per week of departures of all OSOM vehicles, and anticipated travel times and arrival times at site and return destination/s (consider Parts 3 and 5 of the Department of Transport and Main Roads'' Traffic and Road Use Manual and the need for any railway closures when preparing the schedule); (vii) based on the OSOM movement schedule, details of escorts (police and non-police) required to comply with all legislative requirements. These details should include evidence of availability of required number and type of escorts to service anticipated haulage demands; (viii) incident management plans, communication plans and	(d) At all times during construction of the wind farm

No.	Conditions of development approval	Condition timing
	stakeholder consultation plans, including: • evidence of engagement with major stakeholders, including the Department of Transport and Main Roads, Banana Shire Council, Gladstone Regional Council, Rockhampton Regional Council, Gladstone Ports Corporation, relevant railway managers (Queensland Rail and Aurizon) and Powerlink (or equivalent) about impacts of proposed construction haulage and how their views have been considered; (ix) integrated management strategies for all conflict/tension points identified in iv). These strategies should indicate anticipated delays to be experienced by other users of transport networks at these locations; (x) strategies and principles for how haulage vehicles in motion will interact with other road users (including but limited to ensuring that emergency vehicles will be able to pass as required and how safe overtaking and passing manoeuvres will be afforded other road users); (xi) contingency planning in the event of a highway/road closure due to an incident while enroute; (xii) location of stopping places, including mandatory rest stops and vehicle storage arrangements (if movements are to be staged); (xiii) location of any proposed truck parking bays and their suitability in terms of impacts on adjoining or nearby land uses or the road or rail network; (xiv) how impacts on school bus routes and movement of school buses will be managed; (xv) details of safety procedures, controls and management measures for the safe use of railway level crossings; (xvi) induction requirements for all personnel and drivers on the safe use of the railway level crossings; and (xvii) railway operational requirements and both scheduled and required railway closures. (c) Submit the TMP to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council, Gladstone Regional Council and Rockhampton Regional Council; (iii) Gladstone Ports Corporation (planning@gpcl.com.au); (iv) relevant railway managers (Queensland Rail and Aurizon); (v) Powerlink (or equivalent); and	

No.	Conditions of development approval	Condition timing
	(vi) the Department of Transport and Main Roads (corridormanagement@tmr.qld.gov.au) and QLDAccess_HVROPO@tmr.qld.gov.au). (d) Carry out the construction of the development in accordance with the TMP. *Note: See* the Department of Transport and Main Roads' *website and relevant legislation for OSOM definition.*	
25.	(a) Construct any necessary upgrades to local roads and state-controlled roads and undertake any other required works and impact mitigation strategies in accordance with the TIA prepared in accordance with condition 23 of this approval. (b) Construct any necessary upgrades to the railway level crossings and undertake any other required works and mitigation strategies in accordance with the TIA prepared in accordance with condition 23 OR Provide evidence the upgrades to the railway level crossings and any other required works and mitigation strategies detailed in the TIA prepared in accordance with condition 22 have been completed. (c) Any works required of this condition must be: (i) certified by a Registered Professional Engineer of Queensland (RPEQ); (ii) undertaken in accordance with the relevant road planning and design policies, principles and manuals for the relevant local government area/s and Gladstone Ports Corporation; and (iii) undertaken at no cost to the Department of Transport and Main Roads, local government and Gladstone Ports Corporation. (d) Submit certification from an RPEQ that the works have been undertaken in accordance with this condition to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council, Gladstone Regional Council and Rockhampton Regional Council; (iii) Gladstone Ports Corporation (planning@gpcl.com.au); (iv) relevant railway managers (Queensland Rail and Aurizon); and (v) the Department of Transport and Main Roads (corridormanagement@tmr.qld.gov.au) and QLDAccess_HVROPO@tmr.qld.gov.au).	(a) to (d) As per the recommended timing for the works documented within the TIA prepared in accordance with condition 22.
26.	(a) Prepare a RPEQ certified post-construction dilapidation survey of the rail transport infrastructure and other rail infrastructure, on and adjacent to the railway level crossings that had a pre-construction dilapidation survey undertaken in accordance with condition	(a) to (b) No later than three months after practical

No.	Conditions of development approval	Condition timing
	22(b)(v) of this approval. (b) Submit the post-construction dilapidation survey to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council, Gladstone Regional Council and Rockhampton Regional Council; (iii) relevant railway managers (Queensland Rail and Aurizon); and (iv) the Department of Transport and Main Roads (corridormanagement@tmr.qld.gov.au) and QLDAccess_HVROPO@tmr.qld.gov.au). (c) Undertake rectification works to rail transport infrastructure and other rail infrastructure as required where damage can be attributed to development traffic associated with this approval OR Provide evidence the rectification works to rail transport infrastructure and other rail infrastructure as required, where damage can be attributed to development traffic associated with this approval, have been completed. (d) Any works required of this condition must be: (i) certified by a Registered Professional Engineer of Queensland (RPEQ); (ii) undertaken at no cost to the Department of Transport and Main Roads, local government or the relevant railway managers (Queensland Rail and Aurizon). (e) Submit certification from an RPEQ that the works have been undertaken in accordance with this condition to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Banana Shire Council, Gladstone Regional Council and Rockhampton Regional Council; (iii) relevant railway managers (Queensland Rail and Aurizon); and (iv) the Department of Transport and Main Roads (corridormanagement@tmr.qld.gov.au) and QLDAccess_HVROPO@tmr.qld.gov.au).	completion of the wind farm (c) to (e) No later than nine months after the submission of the post construction dilapidation survey required by (b)
27.	(a) Provide written notice to Air Services Australia (vod@airservicesaustralia.com) when construction works are due to commence. (b) Provide a Notice to Airmen (NOTAM) of the survey height and location of each wind turbine and wind monitoring tower to Airservices Australia via the online form process (NOTAM originator - Airservices (airservicesaustralia.com)).	(a) At least 2 weeks prior to commencement of construction (b) Prior to commencement of construction

No.	Conditions of development approval	Condition timing
		and to remain in place until such time the wind farm is incorporated into aeronautical documentation as part of the Aeronautical Information Regulation and Control (AIRAC) cycle
28.	(a) Prepare a final Aviation Impact Assessment. (b) The final Aviation Impact Assessment required under part (a) of this condition must: (i) be prepared by a suitably qualified aviation expert; and (ii) demonstrate the wind farm will not adversely impact on: • the safety, operational integrity and efficiency of air services and aircraft operations; (iii) include any recommendation or actions to ensure there are no adverse impacts on: • the safety, operational integrity and efficiency of air services and aircraft operations. (c) Submit the final Aviation Impact Assessment required by part (a) of this condition to: (i) Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au); (ii) Airservices Australia (AustraliaAirport.Developments@AirservicesAustralia.com); and (iii) Banana Shire Council (enquiries@banana.qld.gov.au). (d) Implement recommendations and/or actions outlined in the final Aviation Impact Assessment.	(a) to (c) Prior to commencement of construction (d) At all times following the commencement of construction of the wind farm and as specified within the recommendations and/or actions
29.	(a) Permanent masts/wind monitoring towers must include the following lighting and marking measures: (i) paint the top one third in alternating contrasting bands of colour; (ii) marker balls, high visibility flags or sleeves on the outside guy wires consistent with *the National Airports Safeguarding Framework Guideline D*; and (iii) where located above ground, contrasting colours to the surrounding ground/vegetation on the guy wire ground	(a) On completion of each individual meteorological mast/wind monitoring tower, and to be maintained at all times (b) On completion

No.	Conditions of development approval	Condition timing
	attachment points. (b) The number of masts/wind monitoring towers to be lit must be established by a suitably qualified aviation consultant in accordance with item 35 of the *Commonwealth Government's National Airports Safeguarding Framework – Guideline D*. (c) Wind turbines must include the following lighting and marking measures: (i) the rotor blades, the nacelle and the upper two thirds of the supporting mast of wind turbines must be painted either white, off white or light grey; (ii) the wind turbine blades must have a low reflectivity finish/treatment; (iii) the number of wind turbines to be lit must be established by a suitably qualified aviation consultant in accordance with item 35 of the *Commonwealth Government's National Airports Safeguarding Framework – Guideline D*; and (iv) where wind turbines are to be lit, radar activated steady red low intensity (200 cd) aviation hazard lighting is to be installed. (d) Submit evidence from a suitably qualified aviation expert that this condition has been complied with to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). *Note: The frequency range of the LED light emitted must fall within the range of wavelengths 655 to 930 nanometres.*	of each nominated mast/wind monitoring tower and to be maintained at all times (c) On completion of each individual wind turbine, and to be maintained at all times (d) Prior to practical completion of the wind farm
30.	(a) Prepare a Wind Monitoring Tower Management Plan/Meteorology Masts Marking Plan (WMTMP/MMMP). (b) The WMTMP/MMMP required under part (a) of this condition must: (i) be prepared by a suitably qualified aviation expert; (ii) specify marking measures for each wind monitoring tower in accordance with Civil Aviation and Safety Authority Part 139 (Aerodromes) Manual of Standards; and (iii) identify hazard lighting where it is recommended by CASA. (c) Install and activate the marking and lighting measures as recommended by the WMTMP/MMMP. (d) Submit evidence to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au) that part (c) of this condition has been complied with.	(a) and (b) Prior to construction of any wind monitoring tower and / or meteorology masts (c) On completion of construction of each individual wind monitoring tower and / or meteorology mast, and to be maintained at all times (d) Prior to practical completion of the

No.	Conditions of development approval	Condition timing
		wind farm
31.	The proposed height of some wind turbines will affect the W186 and UY409 air routes which will require its Lowest Safe Altitude (LSALT) to be raised to the following: (i) for air route W186 from 3,400 feet to 3,600 feet; and (ii)for air route UY409 from 3,200 feet to 3,500 feet. Further consultation with Air Services Australia is required to assist in the preparation of a revised LSALT.	Prior to commencement of construction.
32.	(a) Prepare an End of Construction Decommissioning Management Plan (ECDMP). (b) The ECDMP must: (i) be prepared by a suitably qualified person; (ii) outline all actions to be undertaken to remove all construction related facilities and infrastructure not required by landowners or for the ongoing operation of the wind farm, including: • removal of above ground non-operational equipment including materials storage and handling facilities, construction offices, workers accommodation, concrete batching plants; and • removal and clean-up of any contamination caused during construction as defined in the *Environmental Protection Act 1994*; and (iii) reflect any agreements with land owners about on-site conditions. (c) Submit the ECDMP to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Decommission the construction related components of the wind farm in accordance with the ECDMP. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (decommissioning large scale industrial developments).*	(a) to (c) 3 months prior to finalisation of construction of the wind farm (d) Within 12 months following the completion of construction
33.	(a) Prepare an End of Operation Decommissioning Management Plan (EODMP). (b) The EODMP must: (i) be prepared by a suitably qualified person; (ii) demonstrate how all wind turbine componentry and ancillary infrastructure will be reused and/or recycled to the maximum extent possible thereby minimising to the greatest extent possible material destined for land fill; (iii) outline all actions to be undertaken to decommission the site	(a) to (c) 6 months prior to ceasing operation of the wind farm (d) Within 12 months after the wind farm has ceased operations

No.	Conditions of development approval	Condition timing
	including: • deconstruction and removal off-site of all above ground non-operational equipment including the wind turbine generators, the BESS, site offices, monitoring towers and transmission lines; • removal to one (1) metre below finished ground level of wind turbine generator foundations and back filling with soil; • removal of all below ground cabling and ancillary infrastructure that is deemed suitable for reuse and or recycling purposes; • removal and clean-up of any contamination caused by the development as defined in the *Environmental Protection Act 1994*; • rehabilitation, including ground preparation, revegetating and management of all residual areas that were cleared and/or disturbed in accordance with approvals to construct and operate the wind farm; • strategies proposed for rehabilitating areas that were subjected to extensive earthworks (such as rock areas that were blasted and heavily modified) that cannot practicably be restored to their pre-development state; • a consultation program with relevant parties including host and surrounding landowners; and • reflect any agreements with host landowners about decommissioned on-site conditions; and (iv) strategies to manage traffic movements required to decommission the site, and where impacts on the transport network are identified, detail any mitigation measures proposed. (c) Submit the EODMP to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Decommission the wind farm in accordance with the EODMP. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (decommissioning large scale industrial developments).*	
34.	Provide to the Department of State Development, Infrastructure and Planning evidence of a financial assurance in an amount equal to the total costs or expenses associated with the timely decommissioning of the project at the end of construction in order to secure compliance with condition 32. *Note: evidence of appropriate financial assurance may include, for example, executed lease agreements with host landholders that include*	Prior to the commencement of construction

No.	Conditions of development approval	Condition timing
	conditions requiring the wind farm operator to establish a fund for the purpose of decommissioning and restoring the wind farm site.	
35.	Provide to the Department of State Development, Infrastructure and Planning evidence of a financial assurance in an amount equal to the total costs or expenses associated with the timely decommissioning of the project at the end of operations in order to secure compliance with condition 33. *Note: evidence of appropriate financial assurance may include, for example, executed lease agreements with host landholders that include conditions requiring the wind farm operator to establish a fund for the purpose of decommissioning and restoring the wind farm site.*	Prior to the commencement of construction
36.	(a) Prepare a Complaint Investigation and Response Plan (CIRP). (b) The CIRP must include: (i) a toll-free telephone number and email, hosted by the wind farm operator, for the receipt of complaints and queries; (ii) how contact details will be communicated to relevant members of the public. As a minimum, signage must be provided and be visible to the public at the construction and operational entry/s containing relevant contact details; (iii) a proposed investigation process that will be used to process and respond to complaints in a timely manner; (iv) a requirement that all complaints will be recorded in an incident register that is to include the following details: • the complainant's name and address; • a unique reference number for each complaint that is to be communicated to the complainant; • any applicable turbine or monitoring mast reference number; • the complainant's concerns including date, time, prevailing conditions, and description of the complaint; • the process of investigation undertaken to resolve the complaint; and • whether or not the complaint has been resolved to the satisfaction of the complainant. (c) Submit the CIRP to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au). (d) Undertake receiving and responding to complaints in accordance with the CIRP through construction and operational phases of the wind farm. (e) Submit the incident register required under part (b) iv) of this condition to the Department of State Development, Infrastructure	(a) to (c) Prior to any site works (d) At all times following submission of the CIRP (e) As requested by a delegate of the Chief Executive administering the *Planning Act 2016*

No.	Conditions of development approval	Condition timing
	and Planning (windfarms@dsdilgp.qld.gov.au). *Note: The CIRP and its complaints investigation and response process are to remain in effect until the wind farm is decommissioned in accordance with condition 33(d).*	
37.	Copies of this decision notice and associated approval documents must be published by the operator of the wind farm on a project website. Any updates or changes to approvals must also be published to the project website.	At all times during construction and operation of the wind farm
38.	The operator of the wind farm must maintain accurate and complete records of compliance with the conditions contained in this decision notice. If requested, electronic copies of compliance records must be provided to the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au).	At all times
39.	Notify the Department of State Development, Infrastructure and Planning (windfarms@dsdilgp.qld.gov.au) of any non-compliances with conditions of this decision notice. Notification should include actions proposed to respond to and/or remedy the non-compliance.	Within 15 business days of becoming aware of a compliance breach.
40.	Construction and operation of the battery energy storage system (BESS) must meet the acoustic quality objectives for sensitive receptors identified in the Environmental Protection (Noise) Policy 2019.	At all times during construction and operations
41.	Provide clear emergency vehicle access from the site access point to the BESS.	Prior to the commencement of construction of the BESS and to be maintained at all times
42.	Provide the on-site temporary workers' accommodation infrastructure, services and utilities appropriate to its setting and commensurate with its needs.	Prior to the commencement of use and at all times until completion and cessation of the temporary workers accommodation for construction and commissioning of the wind farm
43.	The development must be provided with an on-site water supply with sufficient capacity to meet all operational needs, including watering to minimise dust nuisance, fire-fighting purposes, and a potable water supply adequate to meet the needs of occupants of the facility.	At all times until completion and cessation of the temporary workers accommodation for

No.	Conditions of development approval	Condition timing
		construction and commissioning of the wind farm
44.	The development must be provided with an adequate supply of electricity.	At all times until completion and cessation of the temporary workers accommodation for construction and commissioning of the wind farm
45.	Provide the on-site temporary workers' accommodation with either: (a) an on-site effluent disposal and treatment system that: (i) prevents risks to public health; (ii) prevents environmental damage, including to land, soil, groundwater and surface water; and (iii) protects community amenity. OR (b) an off-site method of disposing of effluent generated at the facility that meets all relevant local and state government requirements.	At all times until completion and cessation of the temporary workers accommodation for construction and commissioning of the wind farm
46.	Provide an impervious bin storage area for the storage of refuse bins that is: (a) designed to prevent the release of contaminants into the environment; (b) sufficiently sized to accommodate all refuse bins; (c) maintained in a clean and sanitary manner; and (d) sufficiently secured or sheltered to minimise wildlife being attracted to refuse.	At all times until completion and cessation of the temporary workers accommodation for construction and commissioning of the wind farm
47.	Manage the collection of waste generated on site to support reuse and recycling where possible, minimise materials destined for land fill and ensure that occupants of the facility are not adversely affected by the storage and collection of waste.	At all times until completion and cessation of the temporary workers accommodation for construction and commissioning of the wind farm
48.	(a) Prepare a Workforce Accommodation Strategy (WAS) demonstrating the development will not cause unacceptable adverse impacts on surrounding communities and townships, such as overburdening services and community facilities.	(a) to (c) Prior to commencement of construction (d) At all times following

No.	Conditions of development approval	Condition timing
	(b) The WAS must: (i) be prepared by a suitably qualified person; (ii) be prepared in consultation with Banana Shire Council; (iii) detail the intended workforce accommodation strategy, including proposed workforce accommodation; (iv) provide details of consultation and or/agreements with the local government regarding the proposed strategy; (v) detail the expected construction period for the wind farm and the expected number and profile of the workforce for the construction and operational phases of the project; (vi) include an analysis methodology used and workforce accommodation options considered. This must include an analysis of local and regional labour markets and an assessment of opportunities for local workers; (vii) include an assessment of positive and negative implications of using and/or supplementing accommodation options in existing townships/communities. This analysis must explore the implications of all, or part, of the workers accommodation being in exiting townships, addressing: • the availability of existing accommodation options; • implications of commuting on local roads; and • implications of commuting distances and times from a workplace health and safety perspective; and (viii) identify actions, measures and remediation strategies to be undertaken to ensure the development will not cause unacceptable adverse impacts on surrounding communities and townships, including timing for each action, measure and remediation strategy, including timing for each measure and remediation strategy. (c) Submit the WAS required in part (a) of this condition to the Department of State Development, Infrastructure and Planning at windfarms@dsdilgp.qld.gov.au. (d) Construct and operate the development in accordance with the WAS including any actions, measures and remediation strategies. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (social impact assessment).* *Note: Preparation of a Workforce Accommodation Strategy should draw on Queensland Government's 'Social Impact Assessment Guideline' (March 2018) and 'Supplementary material for assessing and managing the social impacts of projects under the Coordinator-General's Social Impact Assessment Guideline' (March 2018).*	commencement of construction

No.	Conditions of development approval	Condition timing
49.	(a) Prepare an Infrastructure Report (IR) demonstrating that impacts of the development on infrastructure and services during construction including social infrastructure, communications networks and essential infrastructure are identified, and measures to manage, mitigate any impacts are undertaken: (i) prior to commencement of construction; or (ii) prior to additional demand being placed on infrastructure and services. (b) The IR must: (i) be prepared by a suitably qualified person; (ii) be prepared in consultation with Banana Shire Council; (iii) be informed by the WAS required in Condition 48; and (iv) include an analysis of infrastructure and servicing demands generated through the construction phase of the project. In particular, this analysis must: • identify essential infrastructure, social infrastructure, construction materials and services required to be utilised; • document the existing capacity of relevant infrastructure, construction material and services in potentially affected towns and nearby communities; • determine areas where the project would adversely impact on existing relevant infrastructure, construction material and services; • identify measures and remediation strategies to be carried out to respond to identified impacts on relevant infrastructure, construction material and services, including timing for each measure and remediation strategy; and • provide details of any agreements and/or engagement with any infrastructure providers, service providers and local governments. (c) Submit the IR required in part (a) of this condition to the Department of State Development, Infrastructure and Planning at windfarms@dsdilgp.qld.gov.au. (d) Construct and operate the development in accordance with the IR including any required mitigation and remediation strategies. *Note: Suitably qualified person means a person(s) who has professional qualifications, training, skills and / or experience relevant to area of expertise (social impact assessment).* *Note: Preparation of an Infrastructure Report should draw on Queensland Government's 'Social Impact Assessment Guideline'*	(a) to (c) Prior to commencement of construction (d) At all times following commencement of construction

<table>
<tr><th>No.</th><th>Conditions of development approval</th><th>Condition timing</th></tr>
<tr><td></td><td>(March 2018) and ‘Supplementary material for assessing and managing the social impacts of projects under the Coordinator-General’s Social Impact Assessment Guideline’ (March 2018)</td><td></td></tr>
<tr><td colspan="3">Operational work for clearing of native vegetation</td></tr>
<tr><td colspan="3">Schedule 10, Part 3, Division 3, Table 1, Item 1 (10.3.3.1.1) — The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Rural and Regional Development to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</td></tr>
<tr><td>50.</td><td>Clearing of vegetation must:
(a) only occur within Area A (Parts A1 to A107) as shown on the attached:
(i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2409-41961 SDA Sheets 1 to 13, version 1; and
(ii) Attachment to Vegetation Management Plan VMP 2409-41961 SDA Derived Reference Points for GPS;
(b) within area A, not exceed 622.31 hectares (ha).</td><td>At all times</td></tr>
<tr><td>51.</td><td>(a) Enter into an Agreed Delivery Arrangement to provide environmental offsets in accordance with the Environmental Offsets Act 2014 to counterbalance the significant residual impacts on the following prescribed environmental matters:
<table>
<tr><th></th><th>Prescribed Environmental Matter</th><th>Area (ha)</th><th>Bioregion</th><th>Subregion</th><th>Regional Ecosystem number and VMA Class:</th><th>Animal / plant species</th></tr>
<tr><td>a.</td><td>A prescribed regional ecosystem within the defined distance from the defining banks of a relevant watercourse or relevant drainage feature</td><td>0.17</td><td>Brigalow Belt</td><td>Banana – Auburn Ranges</td><td>11.12.1 Least Concern</td><td>n/a</td></tr>
<tr><td>b.</td><td>A prescribed regional ecosystem within the</td><td>0.08</td><td>Brigalow Belt</td><td>Banana – Auburn Ranges</td><td>11.12.6 Least Concern</td><td>n/a</td></tr>
</table></td><td>(a) Prior to commencing any works that impact on the prescribed environmental matters identified in part (a)
(b) Until the environmental offset/s has/have been delivered
(c) As indicated</td></tr>
</table>

No.	Conditions of development approval	Condition timing

	defined distance from the defining banks of a relevant watercourse or relevant drainage feature					
c.	A prescribed regional ecosystem within the defined distance from the defining banks of a relevant watercourse or relevant drainage feature	0.02	Brigalow Belt	Banana – Auburn Ranges	11.12.21 Endangered	n/a
d.	A prescribed regional ecosystem within the defined distance from the defining banks of a relevant watercourse or relevant drainage feature	0.07	Brigalow Belt	Banana – Auburn Ranges	11.3.2 Of Concern	n/a

(b) Deliver the environmental offset/s in compliance with the Agreed Delivery Arrangement, entered into under part (a) of this condition.

(c) Do not commence any works that impact on the prescribed environmental matter/s stated in part (a) of this condition, until:

(i) for a proponent driven offset – after an Agreed Delivery Arrangement has been entered into and an Offset Delivery Plan is agreed to;

(ii) for a financial offset – after an Agreed Delivery Arrangement has been entered into and the financial offset payment has been made;

(iii) for a combination offset – after an Agreed Delivery Arrangement

No.	Conditions of development approval	Condition timing
	has been entered into and an Offset Delivery Plan is agreed to, and the financial offset payment has been made.	
52.	Clearing must not occur within 100 metres of a salinity expression area.	While clearing is occurring

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP) v3.1. If a word remains undefined it has its ordinary meaning, with the exception of the terms outlined in in Glossary within Attachment 3.
2.	All plans and reports submitted to SARA in order to satisfy conditions of this of this approval will be made publicly available on SARA's website at: https://planning.statedevelopment.qld.gov.au/planning-framework/state- assessment-and-referral-agency/sara-application-material.
3.	A sensitive land use is defined by State code 23: Wind farm development. Any land uses approved after the date of this decision are not considered sensitive land uses for the purpose of this development approval.
4.	Continue to implement the community and stakeholder engagement approaches, strategies, methodology and framework identified in the Stakeholder and Community Engagement Report, prepared by Attexo, dated 28 March 2025, reference RWE-003, revision 0.
5.	The delivery of wind farm development components to site will require a coordinated approach involving the National Heavy Vehicle Regulator (NHVR), Queensland Police and the Department of Transport and Main Roads (DTMR) Heavy Vehicle Operations Unit and Powerlink/Energex. Liaison between all these parties will be essential in the preparation of the Traffic Management Plan (TMP) referenced in Condition 24. Throughout preparation of the TMP, the applicant is strongly encouraged to contact the DTMR Heavy Vehicle Operations Unit via email to QLDAccess_HVROPO@tmr.qld.gov.au to ensure that obtaining further approvals (outside of the planning approval process) does not delay construction of the wind farm.
6.	The conditions of approval require the applicant to provide a final Traffic Impact Assessment (TIA) and Traffic Management Plan (TMP) to relevant authorities at least 3 months prior to construction commencing. It is recommended that draft copies of the TIA and TMP are provided to relevant authorities at least 9 months prior to the anticipated construction date, so that any deficiencies can be identified and appropriately actioned prior to the final TIA and TMP being issued in compliance with the condition. Failing to do so may result in delays in finalising the TIA and TMP and commencing construction.
7.	Pursuant to section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road (including driveways, intersection upgrades, passing bays, stopping bays, etc.). 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. To ensure that gaining approval does not delay construction, please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au as soon as possible to make an application and include a completed Road Works/Road Access Works in a State-controlled road Application Form (Form F5082) available at: https://www.support.transport.qld.gov.au/qt/formsdat.nsf/forms/QF5082/
8.	Pursuant to section 50 of the *Transport Infrastructure Act 1994*, written approval is required

General advice	
	from the Department of Transport and Main Roads to construct, maintain, operate or conduct ancillary works and encroachments on a state-controlled road. Please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au to make an application.
9.	The National Heavy Vehicle Regulator (NHVR) is responsible for administering all regulatory services under the Heavy Vehicle National Law (Queensland) (HVNL) and the *Heavy Vehicle National Law Act 2012 (Cwlth)*, including: • heavy vehicle access permit applications (including over size and over mass loads) • heavy vehicle standards modifications and exemption permits • fatigue management, including a national driver work diary • compliance and enforcement of the HVNL (through existing transport inspectors and police services). For more information about these matters, please contact the NHVR on 1300 696 487 or visit NHVR's website www.nhvr.gov.au
10.	Pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. Dilapidation surveys Access to the railway corridor to undertake dilapidation surveys is likely to require approval of the relevant railway manager/s, including a licence to enter. Works in a railway corridor Most works, including upgrades, modifications and rectification works, to a railway level crossing will be designed and constructed by the relevant railway managers or approved contractor at the applicant's expense. The applicant is responsible for obtaining any necessary approvals, contract arrangements, and/or other agreements from the railway manager for the design and construction of any works associated with the development. Please be advised that this referral agency response does not constitute an approval under section 255 of the *Transport Infrastructure Act 1994* and that such approvals need to be separately obtained from the relevant railway managers. Contact Queensland Rail at QRPropertyWayleaves@qr.com.au in relation to this matter.
11.	Under the Transport Infrastructure (Rail) Regulation 2017 permission from the railway manager is required to take over dimensional road loads across rail infrastructure (e.g. rail level crossings and rail bridges). The development impacts on railway lines managed Queensland Rail and Aurizon. Further information can be obtained from Queensland Rail and Aurizon's websites at: www.queenslandrail.com.au and www.aurizon.com.au
12.	It is recommended that the proponent apply for a Property Map of Assessable Vegetation (PMAV) under section 20C of the *Vegetation Management Act 1999* upon completion of rehabilitation for each rehabilitation area outlined in the Rehabilitation Management Plan. The PMAV application should request that all areas of regulated vegetation approved to be cleared be mapped as the pre-clearing mapping category shown on the Regulated Vegetation Management Map immediately prior to clearing.
13.	The proposed development intends to utilise the Port of Gladstone to get wind farm

General advice	
	components to the development site. It will be necessary to engage with the Port of Gladstone and obtain relevant permits, authorisation and development approvals for use of and development/works on strategic port land. A pre-lodgement meeting with Port of Gladstone is recommended and can be arranged via planning@gpcl.com.au.
14.	Area A shown on the Vegetation Management Plan VMP 2409-41961 SDA consists of: • The approximate disturbance footprint; and • Micro-siting areas around the approximate disturbance footprint. This allows for slight shifting (micro-siting) of the disturbance footprint within Area A. Clearing all vegetation within Area A is not permitted, rather it is only permitted to the extent that it complies with the area thresholds specified in part (b) of condition 50, *and* is within Area A.
15.	Despite this development approval, other permits or approvals may be required for the clearing of vegetation. To determine if the proposed clearing requires other approvals under other local, State or federals laws go to www.qld.gov.au (search 'vegetation clearing requirements').
16.	To request an electronic file of the Derived Reference Points (attached to Vegetation Management Plan: VMP 2409-41961 SDA) as contained in this decision notice, email a request to the Department of Natural Resources and Mines, Manufacturing and Rural and Regional Development at vegetation.support@resources.qld.gov.au and include application reference (2409-41961 SDA).
17.	Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the *'Australian Standards for the Protection of Trees on* Development *Sites (AS4970-2009)'* to avoid and consequential unauthorised clearing.
18.	Under the *Forestry Act 1959*, forest products on dedicated roads are the property of the State. The Department of Primary Industries may liaise with the landowners to organise the salvage harvesting of forest products (native forest log timber), if in a commercial quantity, approved for clearing by this development approval.
19.	A condition relating to the Queensland environmental offsets framework has been imposed on this approval. An environmental offset must be made in accordance with the *Environmental Offsets Act 2014* and Queensland Environmental Offsets Policy, version 1.16 for the maximum extent of impact to each prescribed environmental matter requiring an offset as listed in Condition 51. The *Environmental Offsets Act 2014* also contains additional statutory requirements which are 'deemed conditions' for this approval. The deemed conditions are contained in Part 6 sections 19B, 22, 24 and 25 of the *Environmental Offsets Act 2014*.

Attachment 3—Glossary of terms

Glossary

The following terms and phrases have particular meanings when referenced in this development approval. If a word is undefined by this glossary, it has its ordinary meaning.

Commissioning or **commissioned** means all activities, including turning of wind turbines, after the components of the first complete wind turbine are installed.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval (including compliance with commitments made in plans) in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Construction traffic means the transport of vehicles to the site that will be used for vegetation clearing and civil works (bulldozers, excavators, heavy earth moving machinery, drilling rigs and the like), vehicles required to supply materials during construction (gravel, steel, concrete, water and the like), vehicle movements associated with workers' accommodation camps and vehicles used during construction to haul turbine components, blades, substations and transformers (including but not limited to oversize / overmass (OSOM) vehicles) from mainland points of origin to the site.

Deed of release means a written agreement between a proponent and any landowner accepting any of the following:

1. a reduced setback between wind turbines and the landowner's existing or approved sensitive land use(s)
2. an increased acoustic level at the landowner's existing or approved noise affected sensitive land use(s)
3. an increased blade shadow flicker impact at the landowner's existing or approved sensitive land use(s).

   Note: See section 45 of the Property Law Act 1974 for the formal requirements for deeds executed by individuals.

Export of electricity means to have electricity equivalent to 50% or more of the wind farm's generating capacity enter the electricity grid from the wind farm.

Host lot means a lot that accommodates any part of a wind farm development.

Native vegetation means vegetation protected under the Vegetation Management Act 1999 that is nominated on the latest Regulated Vegetation Regional Ecosystem Map.

Non-host lot means a lot no part of which is used for wind farm development or part of a wind farm development.

Other rail infrastructure see the *Transport Infrastructure Act 1994*, schedule 6.

Practical completion of the wind farm means the issuing of a Certificate of Practical Completion for the construction works for the wind farm.

Rail transport infrastructure see the *Transport Infrastructure Act 1994*, schedule 6.

Site works means any works on the site involving bulk earthworks, vegetation clearing, constructing foundations or retaining devices.

Attachment 4—Reasons for the decision

(Given under section 63(5) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- During the assessment, SARA raised several ecological concerns including the potential impacts on regional ecosystems through loss of connectivity and limited ecological survey and assessment detail in regards to impacts on birds and bats.
- In response to the concerns raised, the applicant provided a revised ecological assessment, including a bird and bad management plan detailing survey methodologies, and further information on how vegetation would be retained in the broader landscape despite threatening processes occurring.
- The applicant's response and proposed mitigation measures were deemed sufficient to meet prescribed environmental outcomes, with recommended conditions.
- The elements of State code 23 and State code 16 that pertain to the management of impacts on the natural environment have been viewed as being complied with due to:
  - conditions requiring active management of any fauna affected by vegetation clearing
  - conditions limiting the extent of clearing of regulated vegetation that is permitted to occur as part of the project
  - conditions requiring extensive revegetating and replanting of cleared areas following construction
  - conditions requiring rigorous management of erosion and runoff during both the construction and operational phases of the project
  - conditions requiring the timely decommissioning of all construction related structures and infrastructure
  - conditions requiring the timely decommissioning of the Wind farm at the end of its operational life.
- SARA's assessment concluded that all other aspects of the project comply with the relevant performance outcomes of State code 16 and State code 23 as the approval is conditioned to ensure that the project will be sited, designed and operated to:
  - maintain the safety, operational integrity and efficiency of air services and aircraft operations
  - minimise risks to human health, well being and quality of life by ensuring acceptable levels of acoustic emissions at sensitive land uses and exposure to natural hazards
  - not unnecessarily impact on the character, scenic amenity and landscape values of the locality
  - maintain the safe and efficient operation of transport networks and road infrastructure through both the construction and operational phases of the project.
- SARA's assessment also concluded that aspects of the project comply with the purpose statement with State code 23 as the approval is sited and/or conditioned to ensure that the development will:
  - minimise impact on agricultural land and ensure coexistence of farming and Wind farm operations
  - develop a workforce strategy for the construction workforce that addresses local housing and infrastructure considerations
  - mitigate construction impacts on local communities, including responsible material sourcing and efficient water and waste management

- provide financial security for the timely decommissioning of all construction related structures and infrastructure, and the Wind farm at the end of its operational life.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 5— Change representations provisions

(Page intentionally left blank)

Attachment 6—Appeal provisions

(Page intentionally left blank)

Attachment 7—Documents referenced in conditions

(given under section 43 (b) of the Planning Regulation 2017)

(Page intentionally left blank)