
292 CAWTHRAYS ROAD, COLOSSEUM QLD 4677- LOT 132 FD32, LOT
130 FD3 & LOT 88 FD14, POLMAILY
RENEWABLE ENERGY FACILITY, INCLUDING SOLAR FARM
SUBSTATION/SWITCHING STATION AND BESS

Meeting Advice

Meeting Date: 06/11/2023
Meeting Location: Online (Teams)

292 Cawthrays Road, COLOSSEUM QLD 4677 - Lot 132 FD32, Lot 130 FD3 & Lot 88 FD14, Polmaily- Renewable Energy Facility, including solar farm substation/switching station and BESS

Meeting called by (Company):	Private Energy Partners	Site Location:	Gladstone Regional Council - Goondoon Street offices
Name of Facilitator:	Gladstone Regional Council	Type of Meeting:	Pre-Lodgement Meeting

Attendees:	email:
Sue Walker	sue.walker@attexo.com.au
Chris Cantwell	chris.cantwell@attexo.com.au
Patrick Curtis	pc@private-energypartners.com>
Leah Knight	leah.knight@attexo.com.au>
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Nick Cooper	Nicholas.cooper@gladstone.qld.gov.au

Proposal Details	
Location:	292 Cawthrays Road, COLOSSEUM QLD 4677
RPD:	Lot 132 FD32, Lot 130 FD3 & Lot 88 FD14, Polmaily
Area:	3181580.00
Current Use Of Land:	Rural uses
Zoning:	Rural
Proposal:	Renewable Energy Facility, including solar farm substation/switching station and BESS
Public Notification:	TBD – depending on uses
Application fees:	TBD - depending on uses See Council Fees and Charges
AICN Fee Estimate:	See Council Infrastructure Charges Policy
Council's Infrastructure Charges Incentive Policy may be applicable to this development. Please see the full Policy on Council's website.	

PLANNING

PLANNING SCHEME DEFINITION AND CODES

Material Change of Use:

The proposal seeks preliminary advice for Material Change of Use of Premises for a Renewable Energy Facility, including solar farm, substation/switching station and BESS.

Noting that the BESS is an undefined use, under the Planning Scheme, the other uses are defined as:

Renewable energy facility

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

Examples include Solar farm, wind farm, tidal power.

Substation

Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:

- *converting or transforming electrical energy from one voltage to another*
- *regulating voltage in an electrical circuit*
- *controlling electrical circuits*
- *switching electrical current between circuits*
- *a switchyard, or*
- *communication facilities for 'operating works' as defined under the Electricity Act 1994 or for workforce operational and safety communications.*

Under the Gladstone Regional Planning Scheme if the application is for

- *the Renewable energy facility and the Substation is Code assessable development,*
- *and Undefined Use (BESS) is Impact assessable development*

CODES

Zone Code:

- [Rural Zone Code](#)

Other development codes:

- [Development design code](#)
- [Landscaping code](#)

Overlays:

- Agricultural Land Classification
 - B
- [Biodiversity Overlay Code](#)
 - Wetland Values – MSES – Regulated Vegetation (intersecting a watercourse)
- [Bushfire hazard Overlay Code](#)
 - Medium Potential Bushfire Intensity
 - Potential Impact Buffer
- [Scenic Amenities Overlay Code](#)
 - Regional Significance 8
 - Regional Significance 9

- [Steep Land Overlay Code](#)
- Transport Noise Corridor
 - State Controlled Road

KEY CONSIDERATIONS

BESS and Substation

Battery Storage and a Substation – may typically form part of the Renewable Energy Facilities. However, the Applicant is required to justify how/why the proposed uses are an ancillary to the Renewable Energy Facility. If the Applicant fails to demonstrate that the uses are ancillary to the Renewable Energy Facility, the BESS and Substation will be defined Uses in their own right and therefore an Impact assessable application will be triggered for the BESS component.

Rural Zone Code

- Demonstrate compliance with the Design and amenity provisions (Performance Outcomes 12 to 16). 2D and 3D illustrations are highly recommended to be provided.
- Provide further detail on how the proposal complies with PO 10 in regard to maintaining the rural character and intent of the zone.
- PO16 provide additional information on how the development ensures ecological values, habitat corridors and soil and water quality are protected.
- Purpose statement 5 and Overall Outcome 4, 5 6 - provide an agronomist report that provides an assessment with respect to the Agricultural Land Classification and how the development responds in accordance with the planning scheme requirements (including but not limited to those listed).
- Provide information how the development incorporates sustainable practices to protect soil quality including hydrological regimes.

Biodiversity Overlay Code

- Demonstrate compliance with the requirements of the Biodiversity Overlay Code. As part of the lodged documentation, a detailed Environmental and Ecological Assessment to confirm the extent and nature of values is required. A rehabilitation plan should be included to demonstrate compliance with enhancement provisions of the code.

Bushfire Hazard Overlay Code

- As part of the lodged documentation, a site-specific bushfire hazard assessment to demonstrate that the site has a low degree of bushfire risk and overall how the proposal complies with the requirements of the Bushfire Hazard Overlay is required.

Stormwater

- As part of the lodged documentation, a Stormwater Management Plan would be required that addresses non-worsening between pre- and post-development states in regard to stormwater quantity.

Traffic and Access

- A Traffic Impact Assessment (TIA) will be required for the construction traffic for the development at the access point(s). Where appropriate, the TIA is to specify treatments and actions to manage the impacts of the increased traffic.

Landscaping Code

A Landscape Plan illustrating the pre- and post-development is highly recommended to be provided.

OTHER

The layout plan should adequately illustrate development footprint that avoids areas of planning scheme overlay constraints (e.g. Agricultural Classification / Biodiversity), shows location of buildings and structures, proposed access / egress locations, bushfire breaks and trails, watercourses, landscaping screening areas, protected vegetation and nominated setbacks from bushfire breaks and protected vegetation.

Note: Applicants are advised that once lodged, the application material is made available to public via Council's PD Online service in accordance with S264 of the *Planning Act 2016*.

Links to relevant Documents

[Link to Planning Scheme](#)

[Link to Current Fees and Charges](#)

[Link to Adopted Infrastructure Charges Resolution](#)

[Link to IDAS forms](#)

[Link to SARA](#)

Disclaimer: The above is based on the information provided at the time of the Pre-lodgement. This advice is for information only and does not constitute or form a full assessment and decision against the Planning Scheme requirements.