

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with Section 63(5) of the Planning Act 2016

The development application for:

Proposed Development:	Request to Change an Existing Approval for Material Change of Use to Establish a Public Utility (Solar Farm) and Reconfiguring a Lot (Dividing Land into Parts by Agreement - Lease for a Period Exceeding 10 Years and Access Easement)	
Application No:	050.2018.160.001	File Refs: A13081 & LG7.6.1
Street Address:	179 Pelican Back Road, Burncluith	
Real Property Description:	Lot 27 on LY624 and Easement A on AP9295	

On 3 July 2018, the above development application was approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposed change relates to a modification to the approval to include energy storage in the form of battery storage within the originally approved project area. On-site battery storage for a Renewable Energy Facility is normally associated with the principal use when it is subservient to the Solar Farm.
- The provision of battery storage on-site is consistent with the existing Renewable Energy Facility approval. The proposed change is not considered to be substantially different development.
- The proposed change will not affect the scale, form or character of the approved development.

2. Assessment Benchmarks

The following are the benchmarks applying to this development:

ASSESSMENT MATTERS	
Assessment Benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> ▪ <i>Planning Act 2016</i> <ul style="list-style-type: none"> · Section 81 ▪ Development Assessment Rules <ul style="list-style-type: none"> · Schedule 1 ▪ Planning Scheme for Chinchilla Shire 2006 <ul style="list-style-type: none"> · Rural Zone Code ▪ State Planning Policy <ul style="list-style-type: none"> · Part E - Water Quality

	<ul style="list-style-type: none"> ▪ Western Downs Planning Scheme 2017 <ul style="list-style-type: none"> · Rural Zone Code · Biodiversity Areas Overlay Code · Bushfire Hazard Overlay Code · Flood Hazard Overlay Code · Infrastructure Overlay · Natural Resources Overlay Code · Waterway Corridors Overlay Code · Wetlands Overlay Code · Transport, Access and Parking Code · Infrastructure Services Code 	
Reasons for Decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.	
	Assessment Benchmark	Reasons for the Approval Despite Non-compliance with Benchmark
	Planning Scheme for Chinchilla Shire 2006	
	Any conflict with the Scheme as a result of the original application is considered to have been resolved as part of the original Development Approval. No additional areas of non-compliance occur as a result of the proposed change.	
	Western Downs Planning Scheme 2017	
	"Where for a Material Change of Use in the Rural Zone AO6.1 <i>Development (inclusive of the development footprint) is not located on land identified as ALC Classes A and B Land on the Agricultural Land overlay maps (OM-008) unless identified in Table 8.2.7.2."</i>	Alternative Solution The proposed development is located on areas of the site that are identified as Class A Agricultural Land. The subject site is affected by "melon holes" such that the site is not suitable for broadacre cropping activities. The subject site is currently used for grazing and could be returned to a similar use upon cessation of the Solar Farm.

