



Department of
**State Development,
 Infrastructure and Planning**

Our reference: SDA-1114-015666
 Your reference: MCU14/0161

1 April 2015

The Chief Executive Officer
 Sunshine Coast Regional Council
 Locked Bag 72
 Sunshine Coast Mail Centre QLD 4560

Dear Sir/Madam,

Concurrence agency response—with conditions

909 Yandina Coolum Road VALDORA QLD 4561 (3 SP219490)
 (Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 4 November 2014.

Applicant details

Applicant name: Sunshine Coast Council c/-GHD Pty Ltd
 Applicant contact details: PO Box 1540
 Buddina QLD 4575
nick.patorniti@ghd.com

Site details

Street address: 909 Yandina Coolum Road VALDORA QLD 4561
 Lot on plan: 3 SP219490
 Local government area: Sunshine Coast Regional Council

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SEQ North Region
 Level 8, Mike Ahern Building
 12 First Avenue
 PO Box 1129 Maroochydore QLD 4558

Application details

Proposed development: Development Permit for a Material Change of Use
 (Renewable Energy Facility)

Referral triggers

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

Referral trigger Schedule 7, Table 3, Item 1—State-controlled road

Conditions

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

Reasons for decision to impose conditions

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

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

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

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material change of use				
Sight Distance Plan	GHD	17 October 2014	14-28051	A
Stage 1A and 1B Site Facilities Layout Plan	GHD	17 October 2014	SK002	C
Stage 1A and 1B Overall Layout Plan	GHD	17 October 2014	SK001	C
Stage 1A and 1B Landscape Concept Plan	GHD	15 October 2014	SK001	E (as amended by DSDIP 27 March 2015)
Sunshine Coast Council Valdora Solar Farm Traffic Impact Assessment	GHD	October 2014	41/28051/04	-
Addendum Report Flood Study: 909 Yandina Coolum Rd, Valdora	GHD	16 February 2014	R.B20883.002.01.Flood.Study.Addendum.docx	

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

For further information, please contact Ryan Longland, Senior Planning Officer, SARA SEQ North

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on 5352 9708, or email ryan.longland@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc: Sunshine Coast Council c/-GHD Pty Ltd, nick.patorniti@ghd.com
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
Schedule 7, Table 3, Item 1 – State-controlled roads—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Sight Distance Plan, prepared by: GHD, Drawing No. SK010 revision A dated: 17 October 2014 • Stage 1A and 1B Site Facilities Layout Plan, prepared by: GHD, Drawing No. SK002 revision C dated: 17 October 2014 • Stage 1A and 1B Overall Layout Plan, prepared by: GHD, Drawing No. SK001 revision C dated: 17 October 2014 • Stage 1A and 1B Landscape Concept Plan, prepared by: GHD, Drawing No. SK001 revision E dated: 15 October 2014 as amended by DSDIP 27 March 2015 	At all times
2.	The state-controlled road (Yandina-Coolum Road) must be protected from glare impacts from the proposed development by a solid screening structure with a minimum height of 3m and in place for a period of at least 3 years. This structure must be located generally in accordance with the Stage 1A and 1B Landscape Concept Plan prepared by GHD, dated 15 October 2014, drawing SK001, version E as amended by DSDIP 27 March 2015.	At all times
3.	(a) The development must be in accordance with the Stormwater Management Plan entitled Flood Study: 909 Yandina-Coolum Road, Valdora prepared by BMT WBM Pty Ltd dated 17 October 2014 revision number 2 AND Addendum Report: Flood Study: 909 Yandina-Coolum Road, Valdora prepared by BMT WBM Pty Ltd dated 16 February 2015 revision number 1.	(a) At all times

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No.	Conditions	Condition timing
	<p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto Yandina-Coolum Road; ii. interfere with and/or cause damage to the existing stormwater drainage on Yandina-Coolum Road; iii. surcharge any existing culvert or drain on Yandina-Coolum Road; iv. reduce the quality of stormwater discharge onto Yandina-Coolum Road. <p>(c) RPEQ certification must be provided to Development Assessment via North.Coast.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(b) At all times</p> <p>(c) Prior to the commencement of use</p>
4.	<p>The permitted road access location, for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained, is to be located generally in accordance with the Sight Distance Plan, prepared by: GHD, Drawing No. SK010 revision A dated: 17 October 2014.</p>	At all times
5.	<p>Direct access is not permitted between Yandina-Coolum Road and the subject site at any location other than the permitted road access location (for which approval under section 62 of the <i>Transport Infrastructure Act 1994</i> must be obtained).</p>	At all times
6.	<p>Road access works comprising Seal Rural Driveway with Basic Right Turn Treatment (BAR) and Basic Left Turn Treatment (BAL), to the development, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, at the permitted road access location must be provided generally in accordance with the Sight Distance Plan, prepared by: GHD, Drawing No. SK010 revision A dated: 17 October 2014.</p> <p>The road access works must be designed and constructed in accordance with;</p> <ul style="list-style-type: none"> • Institute of Public Works Engineering Australia Queensland Division Inc. Standard Drawings, Rural 	Prior to the commencement of use and to be maintained at all times

No.	Conditions	Condition timing
	Driveway SEQ R-056 <ul style="list-style-type: none"> • all works to be for a 110km/h design speed to suit the current posted speed of 100km/h (or alternatively a design speed equal to the 85th percentile speed if verified by appropriate speed survey) • all works are to be in accordance with the RPDM and relevant AUSTRROADS Guide to Road Design. 	
7.	<p>A Construction Management Plan must be prepared by a suitably qualified and experienced expert and given to North.Coast.Idas@tmr.qld.gov.au, Development Assessment of the Department of Transport and Main Roads.</p> <p>The Construction Management Plan must demonstrate that there will be no disruption to the state-controlled road during the course of construction.</p> <p>The construction of the development must be in accordance with the Construction Management Plan.</p>	Prior to obtaining development approval for building work or operational work, whichever occurs first

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application
- To ensure that impacts associated with glare impacts does not compromise the safety of the state-controlled road
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road access.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure the development does not compromise the safe and efficient operation of state transport infrastructure during construction.

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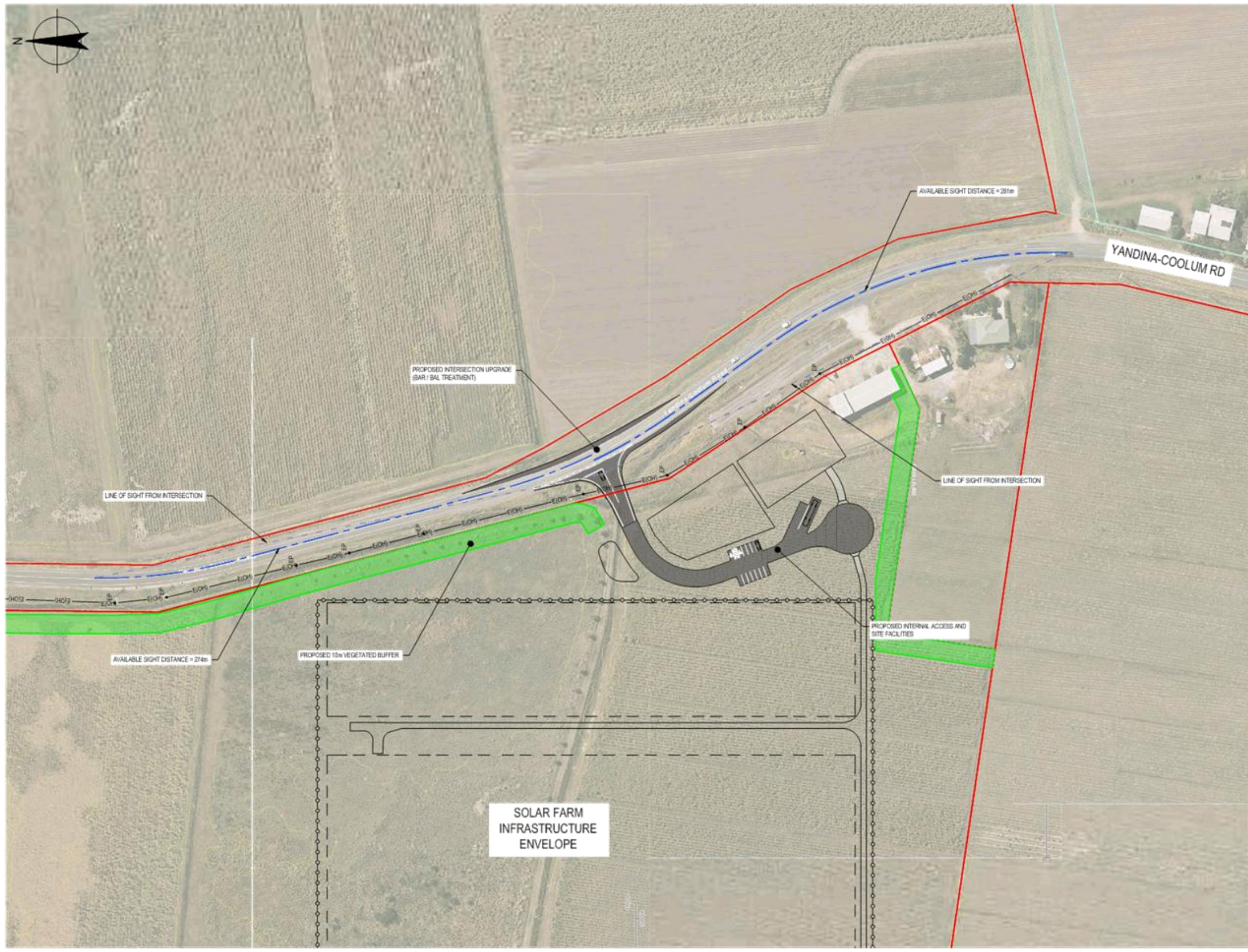
Attachment 3—Further advice

Further development permits, compliance permits or compliance certificates	
1.	<p>Road access works approval</p> <p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads via NorthCoast@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction</p>

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Attachment 4—Approved plans and specifications



LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING OVER-HEAD ELECTRICITY
- - - SIGHT DISTANCE (VEHICLE PATH)
- LINE OF SIGHT
- PROPOSED VEGETATED BUFFER
- PROPOSED SEALED PAVEMENT

rev	description	app'd	date
A	INITIAL ISSUE	*EK	17.10.14

SUNSHINE COAST COUNCIL
 VALDORA SOLAR FARM
 SIGHT DISTANCE PLAN

4-6 Innovation Parkway
 Kawana Business Village, Birtinya QLD 4575 Australia
 PO Box 1540 Birtinya QLD 4575
 T 61 7 5413 8100 F 61 7 5413 8199
 E bta1mal@ghd.com W www.ghd.com

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scale | 1:1000 for A1 job no. | 41-28051
 date | SEP 2014 rev no. | A

approved (PD) *E.KERR SK010



LEGEND

- EXISTING PROPERTY BOUNDARY
- (EOL)— EXISTING OVER-HEAD ELECTRICITY
- → EXISTING DRAINAGE CHANNELS
- PROPOSED SOLAR FARM INFRASTRUCTURE ENVELOPE. SOLAR FARM INFRASTRUCTURE TO BE WHOLLY CONTAINED WITHIN THIS AREA AND IN ACCORDANCE WITH THE SUNSHINE COAST COUNCIL PLANNING SCHEME HEIGHT OF BUILDINGS AND STRUCTURES OVERLAY MAP OUMH.
- PROPOSED BUILDING AND STRUCTURES ENVELOPE. PROPOSED ENVELOPE TO CONTAIN BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THOSE DETAILED FOR THE ANCILLARY EQUIPMENT AND MAINTENANCE SUPPORT PRECINCT AND IN ACCORDANCE WITH THE SUNSHINE COAST PLANNING SCHEME HEIGHT OF BUILDINGS AND STRUCTURES OVERLAY MAP OUMH.
- PROPOSED LANDSCAPE / VEGETATION BUFFER
- PROPOSED CRUSHED ROCK CONSTRUCTION / MAINTENANCE ACCESS
- PROPOSED SECURITY FENCING
- FUTURE WORKS

C	REVISED ANNOTATION	*EK	17.10.14
rev	description	app'd	date

SUNSHINE COAST COUNCIL
 VALDORA SOLAR FARM
 STAGE 1A AND 1B
 SITE FACILITIES LAYOUT PLAN

4-6 Innovation Parkway
 Kawana Business Village, Birtinya QLD 4575 Australia
 PO Box 1540 Birtinya QLD 4575
 T 61 7 5413 8100 F 61 7 5413 8199
 E bta1mail@ghd.com W www.ghd.com

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approved (PD) *E.KERR SK002

Plot Date: 17 October 2014 - 12:17 PM Plotted by: Adam Bruggenton Cad File No: G:\128851\CADD\Drawings\Concept\MC3\41-28051-06011.dwg





LEGEND

- PROPOSED BUFFER PLANTING TO SITE BOUNDARY
- PROPOSED LOW FEATURE SHRUBS AND GROUND COVER PLANTING
- 1** ANCILLARY EQUIPMENT AND MAINTENANCE SUPPORT PRECINCT INCLUDING INDICATIVE BUILDING AND STRUCTURE ITEMS AS FOLLOWS:
 - FUTURE BATTERY STORAGE FACILITY
 - SOLAR FARM ANCILLARY INTERCONNECTION BUILDING
 - SOLAR FARM CUSTOMER SUB STATION (33 kva)
 - MAINTENANCE SHED
- EXISTING BUILDING
- PROPOSED SECURITY FENCE
- PROPERTY BOUNDARY

NOTE

1. REFER DRG 1408-004-SK003 FOR INDICATIVE SPECIES LIST
2. REFER CIVIL ENGINEERING DESIGN DOCUMENTATION FOR PROPOSED HARD SURFACE FINISH DETAILS

Location of temporary fencing



rev	description	app'd	date
E	DA ISSUE	*EN	15.10.14
D	AMENDED ISSUE	*EN	10.10.14

SUNSHINE COAST COUNCIL
 VALDORA SOLAR FARM
 STAGE 1A AND 1B
 LANDSCAPE CONCEPT PLAN



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 date OCT 2014 rev no. E

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