

Customer Contact
1300 COUNCIL (1300 264 624)
07 4679 4000

www.wdrc.qld.gov.au

OUR COMMUNITIES | OUR FUTURE

Address all correspondence to
Chief Executive Officer
PO Box 551
DALBY QLD 4405

info@wdrc.qld.gov.au



DECISION NOTICE - MINOR CHANGE APPLICATION - APPROVAL

Given under Section 83 of the Planning Act 2016

Approval No:	050.2024.814.001	File Refs: A51372 & LG7.6.1
Council Contact:	Dominic Bradley PLANNING OFFICER DEVELOPMENT ASSESSMENT	
Officer's Contact Details:	Ph: (07) 4679 7331 Email: dominic.bradley@wdrc.qld.gov.au	
Date of Decision Notice:	21 January 2025	
Applicant's Name:	Leanne Chan	
Applicant's Postal Address:	Care Vena Energy Services (Australia) Pty Ltd PO Box 438 PADDINGTON QLD 4064	
Applicant's Email Address:	Leanne.Chan@venaenergy.com	

Dear Madam,

RE: DEVELOPMENT APPLICATION FOR A MINOR CHANGE TO AN EXISTING DEVELOPMENT APPROVAL FOR A MATERIAL CHANGE OF USE FOR A PUBLIC UTILITY (SOLAR FARM) AND MAJOR ELECTRICITY INFRASTRUCTURE (BATTERY ENERGY STORAGE SYSTEM) ON LAND DESCRIBED AS LOT 5 ON SP186409 INCLUDING EASEMENT G ON SP261460, SITUATED AT 191 BAKERS ROAD, WOLEEBEE

Western Downs Regional Council received your Change Application made under Section 78 of the *Planning Act 2016* on 3 December 2024 for Development Approval 050.2021.955.001 dated 18 February 2022.

Decision for Change Application

Date of Decision:	17 January 2025
Decision Details:	Approved in full, with amendments to existing conditions

The changes agreed to are:

(a) Condition 1 of the approval is amended as follows:

APPROVED PLANS

- The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Plan No	Title and Details	Dated
-	Wandoan South Project Staging Plan Overview, prepared by Vena Energy Services (Australia) Pty Ltd	November January 20245

WSS2.CA.001 Version 1.2	Wandoan South Solar 2 Generally in Accordance Assessment, Prepared by Vena Energy Services (Australia) Pty Ltd	25 September 2024
-	Wandoan South Project Staging Plan BESS - Stage 1A, prepared by Vena Energy Services (Australia) Pty Ltd	November 2021
-	Lightning Protection System Details	-

(b) Condition 16 of the approval is amended as follows:

VEHICLE ACCESS - TURNOUTS

16 Design and construct ~~two (2)~~ **three (3)** sealed vehicle turnouts at the proposed locations shown on the Approved Plan on Gadsbys Road generally in accordance with Council's Standard Drawing No. R-007, between the property boundary and the edge of the Gadsbys Road road pavement. Ensure that crossover splays are designed to accommodate left only turning movements of a B-double **vehicle**.

(c) Condition 42 of the approval is amended as follows:

OPERATING HOURS DURING CONSTRUCTION

42. Construction work shall occur only between the hours of 6:00am and 6:00pm Monday to ~~Saturday~~ **Sunday**.

(d) Condition 43 of the approval is amended as follows:

43. ~~No construction work shall occur on Sundays or Public Holidays.~~

(e) All other conditions remain unchanged other than being renumbered.

A copy of the relevant appeal provisions is attached.

Should you have any queries in regard to this matter, please contact Council's Planning Officer Development Assessment, Dominic Bradley, via email dominic.bradley@wdrc.qld.gov.au or telephone (07) 4679 4331.

Yours faithfully

DocuSigned by:

 BDB249D129D74C2...

Bridget Moodley
PRINCIPAL PLANNER

Encl

SCHEDULE OF CONDITIONS

APPROVED PLANS

1. The development shall be carried out generally in accordance with the Approved Plans listed below, subject to and modified by the conditions of this approval:

Plan No	Title and Details	Dated
-	Wandoan South Project Staging Plan Overview, prepared by Vena Energy Services (Australia) Pty Ltd	November January 20245
WSS2.CA.001 Version 1.2	Wandoan South Solar 2 Generally in Accordance Assessment, Prepared by Vena Energy Services (Australia) Pty Ltd	25 September 2024
-	Wandoan South Project Staging Plan BESS - Stage 1A, prepared by Vena Energy Services (Australia) Pty Ltd	November 2021
-	Lightning Protection System Details	-

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans, the conditions of this development approval must prevail.
3. The Approved Plans are to be amended in accordance with the conditions of this approval and as outlined below:
 - 3.1 Provide details on the proposed battery storage buildings and all buildings to be constructed within the administration and maintenance facility and retained on-site for the life of the project. Building Floor and Elevation Plans must be provided.

Note: Infrastructure charges will be levied for the Gross Floor Area of all battery storage buildings, administration and control buildings including storage sheds and site offices. Once detailed plans are provided, an Infrastructure Charges Notice will be issued.
4. The following further Development Permits must be obtained prior to commencement of any work associated with the process:
 - 4.1 Operational Work may be required where greater than 50m³ of fill or excavation is proposed on the site; and
 - 4.2 Building Works.

APPROVED DEVELOPMENT

5. The approved development is a Material Change of Use for a Public Utility (Solar Farm) and Major Electricity Infrastructure (Battery Storage) as shown on the Approved Plans.
6. The development is to occur in 3 Stages, as shown on the Approved Site Plan and outlined below:
Stages 1AA, 1AB and 1AC: Battery Energy Storage System
Stages 1B - 2E: Solar Infrastructure
7. Stage 1B is to commence within two (2) years of completion of Stage 1AC.
8. Conditions within this approval are applicable to each Stage of the development, unless otherwise specified.

COMPLIANCE, TIMING AND COSTS

9. All conditions of the approval shall be complied with prior to commencement of the use and whilst the use continues, unless otherwise noted within these conditions.
10. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

11. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

12. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans subject to and modified by any conditions of this approval.

ROAD CONDITION AND MAINTENANCE

13. Provide Council with a roadworks maintenance bond/bank guarantee of \$110,000. The maintenance bond must be provided in the form of a cash bond or a bank guarantee as per Council's current "Bank Guarantee - Organisational Policy" and shall be payable to Western Downs Regional Council prior to commencement of construction. In the event that road maintenance works are not carried out in a timely manner, Council reserves the right to use part or all of the bond money to carry out the necessary maintenance work.
14. Pay a maintenance contribution for the accelerated asset degradation of the sealed section of the approved transport routes (relevant sections of Gadsbys Road) during the construction phase. The contribution is to be determined by proportioning costs associated with maintenance of the sealed section in line with the increase in traffic associated with the approved use.
15. Upon completion of the construction phase of the project, the approved transport routes (sealed) shall be left in the same condition as the pre-construction (of the Solar Farm) standard, with a minimum gravel thickness of 125mm required on the unsealed section of the approved transport route.

VEHICLE ACCESS - TURNOUTS

16. Design and construct ~~two (2)~~ **three (3)** sealed vehicle turnouts at the proposed locations shown on the Approved Plan on Gadsbys Road generally in accordance with Council's Standard Drawing No. R-007, between the property boundary and the edge of the Gadsbys Road road pavement. Ensure that crossover splays are designed to accommodate left only turning movements of a B-double **vehicle**.
17. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).
18. Access to the property from the existing access crossovers to Bakers Road is permitted for emergency access only.

SIGNAGE

19. Prior to commencement of works and maintained during the use, install an R2-14 A (L) Regulatory Sign "Left Turn Only" at exit points to Gadsbys Road from the development, erected 1 metre offset from the driveway and facing the opposite direction of the traffic flow, in accordance with the Manual for Uniform Traffic Control Devices.

APPROVED TRANSPORT ROUTES

20. The approved access route shall be from site access points at Gadsbys Road to the east of Gadsbys Road, Jackson-Wandoan Road and to Leichhardt Highway.
21. No access is permitted to the west along Gadsbys Road for all vehicles associated with construction and operation of the proposed development.

B-DOUBLE ROUTE

22. Road sections of approved transport routes for the development and the site entrances to the property are not currently approved B-double Routes. Obtain an approval for the route to be used by multi-combination vehicles from the National Heavy Vehicle Regulator prior to allowing access to multi-combination vehicles via the above road section. Please refer to the following link for more information: <https://www.nhvr.gov.au/road-access/access-management/applications-and-forms>

LANDSCAPING – MISCELLANEOUS

23. The land owner must ensure compliance with the requirements of the *Land Protection (Pest and Stock Route Management) Act 2002* and any subsequent legislation.
24. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.
25. Landscaped areas must be maintained and the site must remain in a clean and tidy state at all times.

REHABILITATION AND EXIT PLAN

26. One (1) year prior to decommissioning, the Operator must submit to Council for endorsement, a Rehabilitation and Exit Plan prepared by a qualified person that, at a minimum:
 - 26.1 demonstrates that the site will be restored to a standard capable of the level of productivity that was available prior to the Material Change of Use upon decommissioning of the Solar Farm;
 - 26.2 identifies possible land use (eg grazing, cropping) following cessation of the approved use;
 - 26.3 clearly establishes the objectives of the Plan;
 - 26.4 adopted performance criteria for rehabilitation efforts;
 - 26.5 includes an Action Plan, with timing for remedial works such as structure removal, removal of imported materials such as gravel, any soil erosion, drainage, and vegetation cover works, along with weed and pest animal control activities required to meet the adopted rehabilitation performance criteria; and
 - 26.6 outlines a program for monitoring rehabilitation success using appropriate indicators.
27. Post-operational rehabilitation of the site is to be carried out generally in accordance with the strategies identified in the Approved Rehabilitation and Exit Plan.
28. Rehabilitation work must commence immediately upon cessation of the approved use and be carried out in accordance with the endorsed Rehabilitation and Exit Plan for the length of time included in the Action Plan.

ACOUSTIC AMENITY – NOISE LIMITS

29. Noise from activity associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environment Protection (Noise) Policy 2008* when measured at any sensitive place or commercial place.

ACOUSTIC AMENITY – MECHANICAL PLANT

30. All regulated devices as defined by the *Environmental Protection Act 1994* must be installed, operated and maintained to comply with the noise limits as specified within the *Environmental Protection Act 1994*.

AIR QUALITY AND AMENITY – AIR RELEASE LIMITS

31. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance, or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2008* as measured at any sensitive place or commercial place, must not be released into the atmosphere.

OUTDOOR LIGHTING IMPACT MITIGATION

32. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1.
33. All lighting must be of a type that gives no upward component of light when mounted horizontally (ie a full cut-off luminaire).

VISUAL AND GENERAL AMENITY

34. Any graffiti on the buildings or structures must be immediately removed.
35. The buildings and the site must be maintained in a clean and tidy manner at all times.
36. The external finishes of the battery containers, inverters, control room and office building shall comprise neutral, low reflective colours consistent with the surrounding natural environment.

FIRE FIGHTING

37. Suitable fire fighting equipment to deal with electric and electronic fires must be installed at the development.
38. On-site bushfire equipment must include a minimum of a 5,000 litre water supply. If the fire fighting supply is to be provided in a tank, the supply outlet is to be fitted with a 50mm male camlock fitting for rural fire fighting connections.

FENCING

39. Fencing shall be erected on the proposed Solar Farm Development Area as indicated on the Approved Plan. The fence shall present a non-obtrusive visual appearance to adjoining properties, Jackson-Wandoan Road, Gadsbys Road and Bakers Road.

WASTE MANAGEMENT

40. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
41. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

OPERATING HOURS DURING CONSTRUCTION

42. Construction work shall occur only between the hours of 6:00am and 6:00pm Monday to ~~Saturday~~ **Sunday**.
43. ~~No construction work shall occur on Sundays or Public Holidays.~~

REFERRAL AGENCY RESPONSES

1. The Department of State Development, Infrastructure, Local Government and Planning dated 24 January 2020.
2. Powerlink Queensland dated 11 December 2019, 24 July 2017 and 16 December 2024.

ADVISORY NOTES

NOTE 1: Relevant Period

"A part of a development approval lapses at the end of the following period (the **currency period**)—

- (a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
- (i) the period stated for that part of the approval; or
 - (ii) if no period is stated—6 years after the approval starts to have effect."

NOTE 2: Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au.

NOTE 3: General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4: General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5: Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken three (3) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6: Works in Road Reserve Permit

It is advised that a Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Western Downs Regional Council's Development Manual) may be accepted in place of the application for a Development Permit for Operational Work (access works).

NOTE 7: Infrastructure Charges Notice

An Infrastructure Charges Notice will be issued upon receipt of Amended Plans as per Condition 3.

NOTE 8: Noise and Odour

The lot the subject of this development approval, is located within a Special Management Area. This Area is expressly identified as being impacted by lawful non-residential uses. In commencing a residential use within the Area, the owner(s) acknowledges and accepts that the use will be potentially impacted by emissions from the lawful non-residential uses.

It is the responsibility of the property owner(s) to take all measures necessary to ensure that any future proposed dwelling is developed and maintained in such a way as to mitigate odour and noise impacts from the surrounding lawful non-residential uses. These measures must be undertaken at the expense of the property owner(s).

NOTE 9: Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 10: Commencement of Use

- (i) Prior to commencement of this use, the applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
- (ii) Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the applicant is to notify Council within 20 business days, that this approved use has lawfully commenced.

A P P E A L R I G H T S

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

- (1) Schedule 1 states -
 - (a) matters that may be appealed to -
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person -
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is -
 - (a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or
 - (b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or
 - (d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or
 - (f) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."



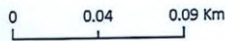
Western Downs
Regional Council

APPROVED
14 February 2022

Kym Bannerman
A/PRINCIPAL PLANNER

**Wandoan South Project
Staging Plan
BESS - Stage 1A**

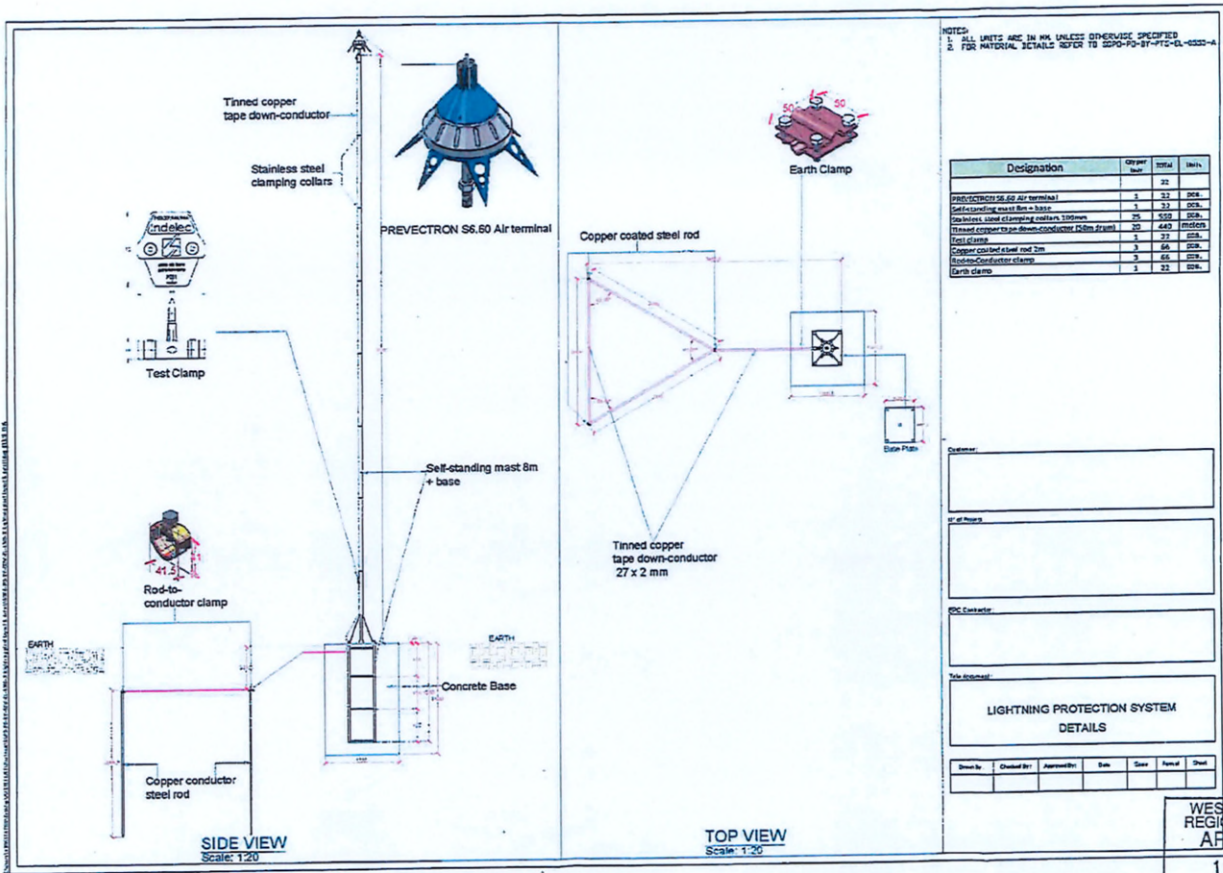
- Legend
- Project Access
- Existing PLQ Access
 - Existing Permanent Access
 - Existing Rural Access
 - Proposed Permanent Access
 - Lot 5SP186409
 - Stage 1A
 - Stage 1AA
 - Stage 1AB
 - Stage 1AC
 - Stage 1B
 - Stage 1D
 - Easement



Source: Commonwealth of Australia (Geoscience Australia) 2017; State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Northern Resource Consultants (2017).
 Author: Vena Energy Services (Australia) Pty Ltd.
 Date: November 2021.
 Note: Subject to Detailed Design and Survey.



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NOTES:
 1. ALL UNITS ARE IN MM UNLESS OTHERWISE SPECIFIED
 2. FOR MATERIAL DETAILS REFER TO SDPO-PO-BY-PTZ-EL-0322-A

Designation	Qty per base	Total	Units
PREVECTRON S6.60 Air terminal	1	32	004
Self-standing mast 8m + base	1	32	053
Stainless steel clamping collars, 100mm	25	200	018
Tinned copper tape down-conductor, 27mm x 2mm	32	448	0005
Rod clamp	1	32	055
Copper coated steel rod 20m	1	65	028
Rod-to-conductor clamp	1	65	028
Earth clamp	1	32	026

Customer: _____

or of house: _____

ERC Contractor: _____

Site Address: _____

**LIGHTNING PROTECTION SYSTEM
DETAILS**

Drawn by	Checked by	Approved by	Date	Scale	Name	Sheet

WESTERN DOWNS
 REGIONAL COUNCIL
 APPROVED
 19 MAR 2020
 PER *[Signature]*

149°45'30" 149°45'40" 149°45'50" 149°46' 149°46'10" 149°46'20" 149°46'30" 149°46'40" 149°46'50" 149°47' 149°47'10" 149°47'20" 149°47'30" 149°47'40" 149°47'50" 149°48' 149°48'10" 149°48'20" 149°48'30" 149°48'40" 149°48'50"



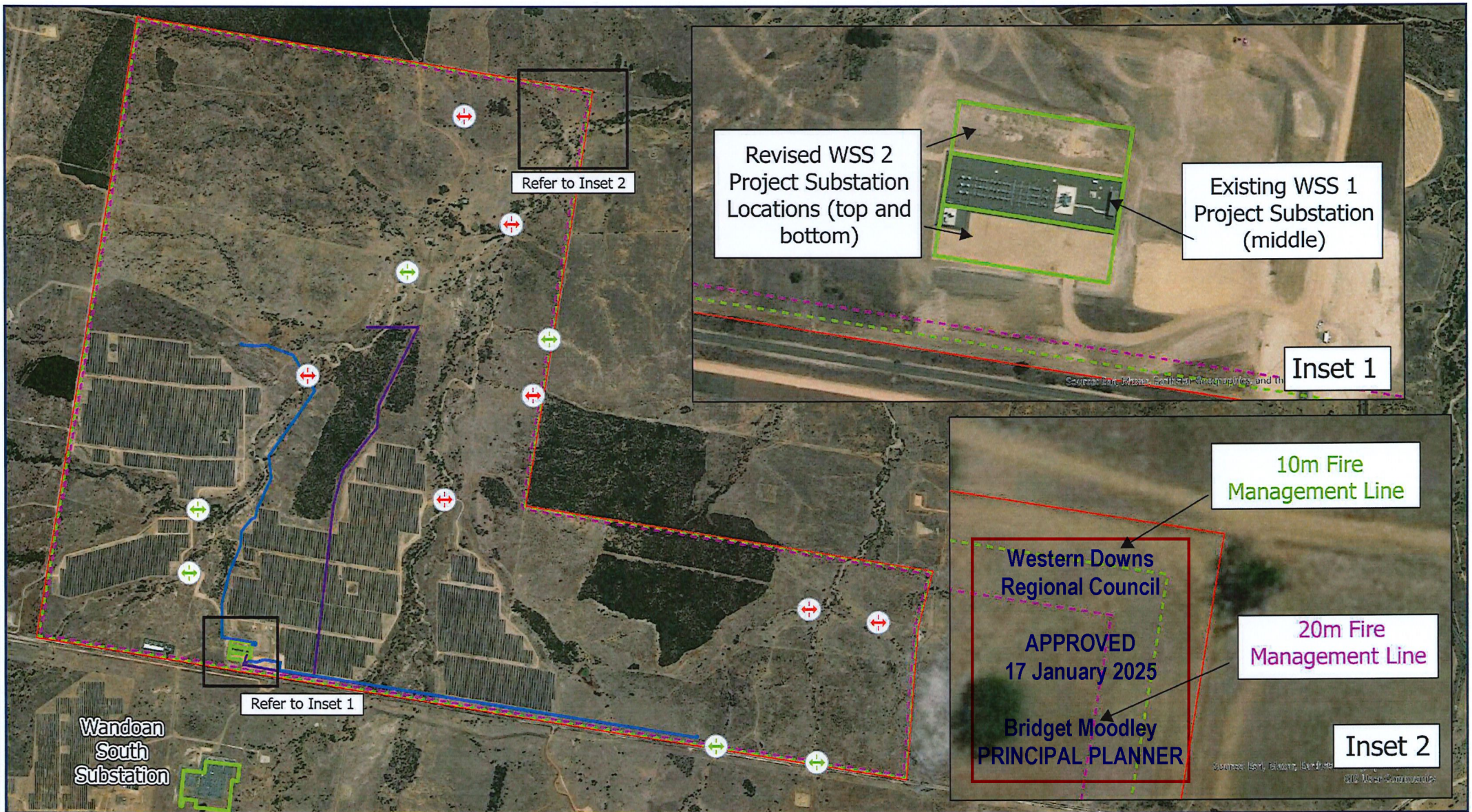
Wandoan South Project Staging Plan Overview

- Legend
- Project Access
 - Existing PLQ Access
 - Existing Permanent Access
 - Existing Rural Access
 - Proposed Permanent Access
 - Substation
 - 14297 Leases and Easement
 - Lot 5SP186409
 - Stage 1A
 - Stage 1AA
 - Stage 1AB
 - Stage 1AC
 - Stage 1B
 - Stage 1C
 - Stage 1D
 - Stage 1E
 - Stage 2A
 - Stage 2B
 - Stage 2C
 - Stage 2D
 - Stage 2E
 - Easement

Source: Commonwealth of Australia (Geoscience Australia) 2017; State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Northern Resource Consultants (2017).
 Author: Vena Energy Services (Australia) Pty Ltd.
 Date: January 2025.
 Note: Subject to Detailed Design and Survey.



149°45'30" 149°45'40" 149°45'50" 149°46' 149°46'10" 149°46'20" 149°46'30" 149°46'40" 149°46'50" 149°47' 149°47'10" 149°47'20" 149°47'30" 149°47'40" 149°47'50" 149°48' 149°48'10" 149°48'20" 149°48'30" 149°48'40" 149°48'50"



Wandoan South Solar 2
Generally in Accordance Assessment

Drawing WSS2.CA.001 | Version 1.2
Drawn by: L.C | 25/09/2024

0 0.35 0.7 Kilometers

Coordinate System: GDA94 MGA zone 55
Project Reference Point: -20.521°S 147.811°E

Source List
Tender Submission (2024)
Vena Energy (2017)
Department of Resources-Cadastral, Waterway (2023, 2017)

VENA ENERGY AUSTRALIA

Suite 1, Level 7, 200 Mary Street
Brisbane, Queensland, Australia
www.venaenergy.com.au
au-enquiries@venaenergy.com

Note: Subject to detailed design/subject to cadastral survey/Cadastral boundaries +/- 30m.
Content in the figure is subject to detail design. Further refinement will occur



Legend

- Site Boundary
- Waterways
- Vehicle Waterway Crossing Assessment
- Aligns
- Does not align
- Project Substations
- Original DA Internal Cable Alignment
- Revised 33kv Alignment to Substation (General alignment only)
- Fire Management Line- 20m Buffer
- Fire Management Line- 10m Buffer

RA9-N



SARA reference: 2112-26533 SRA
Council reference: 050.2021.955.001
Applicant reference: J000377

4 February 2022

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Dominic Bradley

Dear Mr Bradley

SARA response—191 Bakers Road and 584 Gadsbys Road, Woleebee

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 December 2021.

Response

Outcome: Referral agency response - no requirements
Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application

Date of response: 4 February 2022

Advice: Advice to the applicant is in **Attachment 1**

Reasons: The reasons for the referral agency response are in **Attachment 2**

Development details

Description: Development Permit Other Change Application to Development Approval for a Material Change of Use for Renewable Energy Facility and Major Electricity Infrastructure (Battery Storage)

SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 1, Table 1, Item 1—Development on designated premises (Planning Regulation 2017)

SARA reference: 2112-26533 SRA

Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

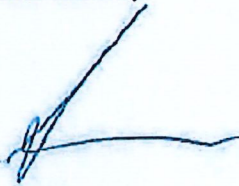
Assessment Manager: Western Downs Regional Council
Street address: 191 Bakers Road and 584 Gadsbys Road, Woleebee
Real property description: Lot 5 on SP186409; Lot 7 on SP254407
Applicant name: Vena Energy Services (Australia) Pty Ltd
Applicant contact details: C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861
sera@gilvearplanning.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). A copy of this response has been sent to the applicant for their information.

For further information please contact Danica Clark, Senior Planner, on (07) 4616 7305 or via email ToowoombaSARA@dSDLGP.qld.gov.au who will be pleased to assist.

Yours sincerely



Steve Conner
Executive Director

cc Vena Energy Services (Australia) Pty Ltd, sera@gilvearplanning.com.au
enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for decision are:

- The proposed development will not adversely impact on the infrastructure designation 587 (Wandoan South to Eurombah Transmission Network Project).

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- *Human Rights Act 2019*
- the SDAP (version 2.6)
- the Development Assessment Rules
- SARA DA Mapping system.

Attachment 3—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Our Ref. DA4534.1 (Previous DA4534, DA3524, DA2490)
MSLink/s: 2769972
Council Ref: 050.2021.955.001

16 December 2024

Western Downs Regional Council
PO Box 551
DALBY QLD 4405

C/- Vena Energy (Services) Australia Pty Ltd
Level 7, Suite 1, 200 Mary Street
BRISBANE CITY QLD 4001

Attention: Dominic Bradley
Via Email: dominic.bradley@wdrc.qld.gov.au

Attention: Leanne Chan
Via Email: Leanne.Chan@venaenergy.com

Dear Leanne,

Minor Change Application – Affected Entity Response

(Given under section 80(4)(a) of the Planning Act 2016)

Transmission Infrastructure Impacted	
Transmission Corridor	Wandoan South - Yuleba North (275kV) Transmission Line Corridor
Easement ID	Easement G on SP261460 – Dealing No. 715776424, Easement PB on SP342052 – Dealing No. 723066583
Location Details	
Street address	191 Bakers Roads, Woleebee
Real property description	Lot 5 on SP186409
Local government area	Western Downs Regional Council
Existing Approval Details	
Approved Development	MCU for a public utility (solar farm) and major electricity infrastructure (battery energy storage system)
Approval Type	Development Permit
Minor Change Application Details	
Details of change/s sought	Two new substations supporting Wandoan South Solar Stage 2 (solar farm), realignment and undergrounding of 33kV cables to suit revised location of the project substations, internal road crossings of water corridors and fire management buffers.

We refer to the above minor change application which has been referred to Powerlink Queensland as an affected entity in accordance with section 80(1) of the *Planning Act 2016*.

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Wandoan South Solar 2 Generally in Accordance Assessment	Vena Energy	25/09/2024	W552.CA.001	1.2
Wandoan South Project Staging Plan Overview	Vena Energy	Dec 2024	-	-

We have reviewed the changes to the development application outlined in the change application and advise that we have **no objection** to the change application. Powerlink supports the minor change application subject to the conditions provided in our previous responses under DA4534 dated 13/01/2022 and DA2490 dated 24/7/2017 and DA3524 dated 11/12/2019 being imposed by the assessment manager.

Advice to Council and the Applicant

1. It is noted that there are no works proposed on easement. However, if works are proposed on easement, Powerlink cannot consent to these works on easement until;
 - Detailed submissions of all proposed on easement works (including but not limited to earthworks, drainage and detention basins; road construction or improvement; underground and overhead service installation) have been received, assessed and consented to by Powerlink. Any such proposed works may require changes, repositioning or re-alignment to accommodate access and necessary clearances. Further, Powerlink may require that detailed design drawings be provided in electronic format (3D DXF or equivalent of final design RL's AHD and MGA GDA94 in applicable zone).
 - In relation to any proposed works on easement, if Powerlink requirements cannot be met, then consent will not be provided. Consequently this response does not constitute consent to commence any works within the easement. Future consent will be subject to Powerlink having had the opportunity to fully assess the proposed works, and provide consent in writing to the proposed on easement activities.
2. Powerlink and Vena Energy Services (Australia) Pty Ltd are currently negotiating a network connection for the additional substations (associated with the solar farm and BESS). This correspondence does not constitute approval for connection which remains the subject of ongoing technical assessment and commercial negotiations. The exact location of connecting infrastructure is also part of ongoing negotiations. As a result we wish to advise council that the location of any infrastructure is likely to change, and as such its location should not form part of the approval.

For further information please contact the Property Management Team on (07) 3898 4090 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely,



for:

Laura Donaldson

Property Management Team Leader

ATTACHMENT 1 – ASSESSED PLANS

DATE ASSESSED:

16/12/2024



Refer to Inset 2

Revised WSS 2 Project Substation Locations (top and bottom)

Existing WSS 1 Project Substation (middle)

Inset 1

Refer to Inset 1

10m Fire Management Line

20m Fire Management Line

Inset 2

Wandoan South Substation

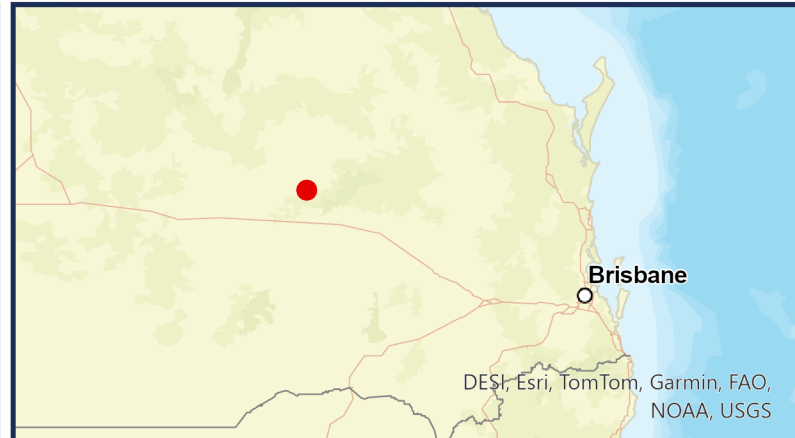
Wandoan South Solar 2
Generally in Accordance Assessment

Drawing WSS2.CA.001 | Version 1.2
Drawn by: L.C | 25/09/2024

VENA ENERGY AUSTRALIA

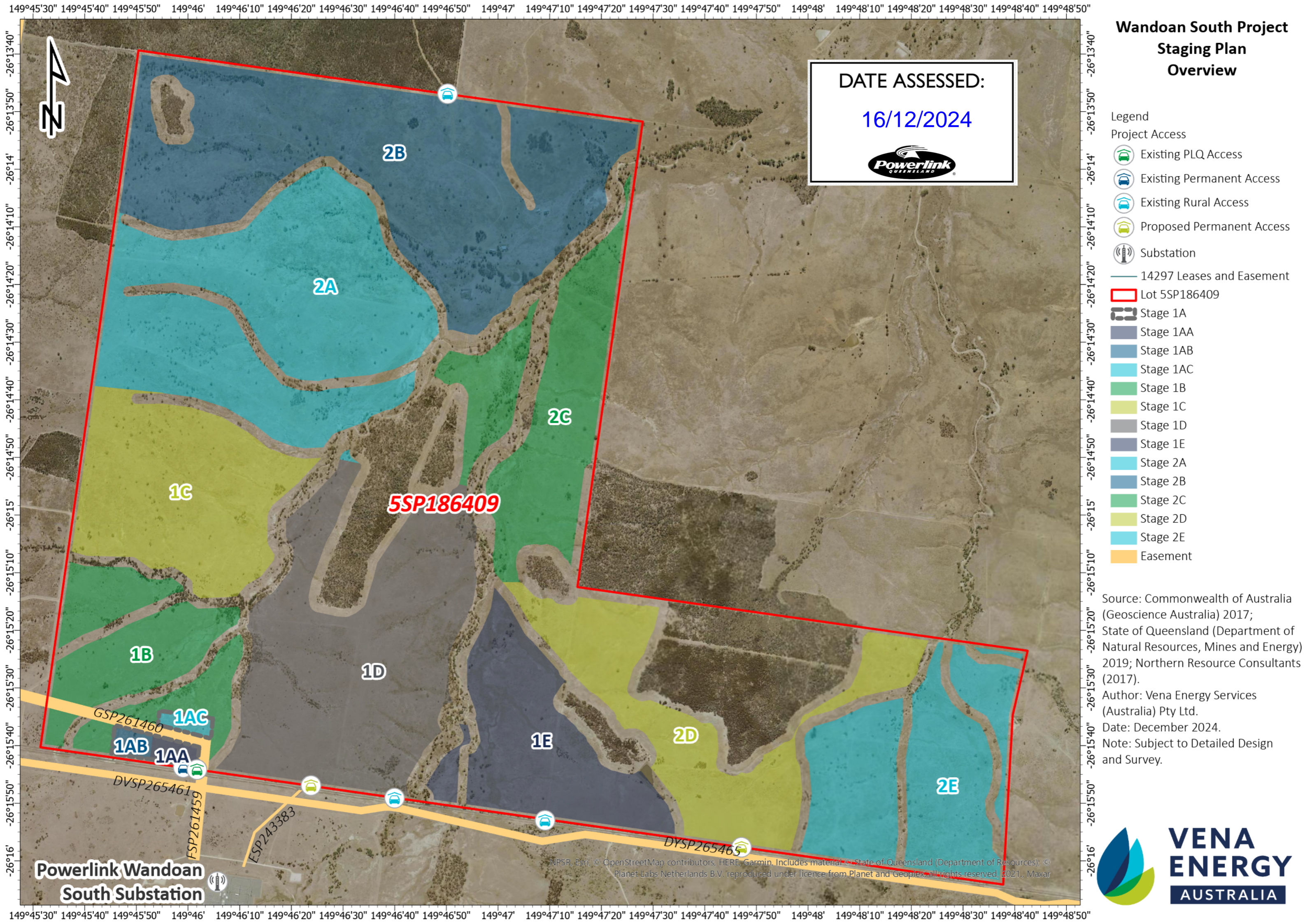
Source List
Tender Submission (2024)
Vena Energy (2017)
Department of Resources-Cadastre, Waterway(2023,2017)

Note: Subject to detailed design/subject to cadastral survey/Cadastral boundaries +/- 30m.
Content in the figure is subject to detail design. Further refinement will occur



Legend

- Site Boundary
- Waterways
- Vehicle Waterway Crossing Assessment
- Aligns
- Does not align
- Project Substations
- Original DA Internal Cable Alignment
- Revised 33kv Alignment to Substation (General alignment only)
- Fire Management Line- 20m Buffer
- Fire Management Line- 10m Buffer



**Wandoan South Project
Staging Plan
Overview**

DATE ASSESSED:
16/12/2024



- Legend
- Existing PLQ Access
 - Existing Permanent Access
 - Existing Rural Access
 - Proposed Permanent Access
 - Substation
 - 14297 Leases and Easement
 - Lot 5SP186409
 - Stage 1A
 - Stage 1AA
 - Stage 1AB
 - Stage 1AC
 - Stage 1B
 - Stage 1C
 - Stage 1D
 - Stage 1E
 - Stage 2A
 - Stage 2B
 - Stage 2C
 - Stage 2D
 - Stage 2E
 - Easement

Source: Commonwealth of Australia (Geoscience Australia) 2017; State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Northern Resource Consultants (2017).
 Author: Vena Energy Services (Australia) Pty Ltd.
 Date: December 2024.
 Note: Subject to Detailed Design and Survey.

**Powerlink Wandoan
South Substation**

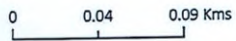


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**Wandoan South Project
Staging Plan
BESS - Stage 1A**

- Legend
- Project Access
 - Existing PLQ Access
 - Existing Permanent Access
 - Existing Rural Access
 - Proposed Permanent Access
 - Lot 5SP186409
 - Stage 1A
 - Stage 1AA
 - Stage 1AB
 - Stage 1AC
 - Stage 1B
 - Stage 1D
 - Easement



Source: Commonwealth of Australia (Geoscience Australia) 2017; State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Northern Resource Consultants (2017).
Author: Vena Energy Services (Australia) Pty Ltd.
Date: November 2021.
Note: Subject to Detailed Design and Survey.



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NOTICE OF INTENTION TO COMMENCE USE

Planning Approval	050.2024.814.001
Date of Approval	17 January 2025
Approved Development	Minor Change to a Development Approval for a Material Change of Use for a Public Utility (Solar Farm) and Major Electricity Infrastructure
Location	191 Bakers Road WOLEEBEE
Real Property Description	Lot 5 on SP186409 including Easement G on SP261460

I am hereby notifying you of my intention to commence the approved use on

_____ (insert date)

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

Applicant: _____

Address: _____

Contact Details: _____

SIGNATURE OF APPLICANT

Date: _____

