

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	328 Punchs Creek Road & 76 The Turkey
Real Description	Property Lot 39 N25188, Lot 1 RP22800, EMT P SP162209, Lot 2 RP22800, Lot 2 RP60015, Lot 11 ML72, Lot 144 ML72, EMT Q SP162210, Lot 145 ML72, Lot 149 ML412 and EMT R SP162210
Site Area	1486ha.
Owner	Krampl Holdings Pty Ltd and Lilma Farm Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Punchs Creek Renewable Energy Pty Ltd
Type of Application	Material Change of Use - Impact
Proposed Development	Renewable Energy Facility
Level of Assessment	Impact
Submissions Received	Objection: 3
	Support: 3
Decision	Approval.
Decision Date	5 April 2024.

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) <ul style="list-style-type: none"> ▪ Strategic Framework. ▪ Rural Zone Code. ▪ Environmental Significance Overlay Code. ▪ Agricultural Land Overlay Code. ▪ Rural Uses Code. ▪ Environmental Standards Code. ▪ Integrated Water Cycle Management Code. ▪ Landscape Code ▪ Transport, Access and Parking Code. ▪ Works and Services Code.
Relevant matters	<p>The proposed development was assessed against the following relevant matter/s:</p> <ul style="list-style-type: none"> • Consistency with Rural Zoning and intended settlement pattern. A condition has been recommended which requires the solar panels and all associated buildings or structures to be removed once the use ceases operation onsite to ensure long term productive capacity of the land is maintained. • Consistency of higher order State planning policies relating to the Darling Downs Queensland Renewable Energy Zone and Queensland Energy and Jobs Plan. • Ability to manage impacts through conditions of approval.
Matters raised in submissions	Issue
	How matter was dealt with
	<p>Agricultural land.</p> <p>The development is not considered to reduce the future viability of the site for rural activities or alter the viability of adjoining or nearby land.</p>

	A condition has been recommended which requires the solar panels and all associated buildings or structures to be removed once the use ceases operation onsite.
Neighbouring Property Values.	This is not a relevant planning matter and has not been considered during the assessment.
Financial benefit to Millmerran business owners and local community.	This is not a relevant planning matter and has not been considered during the assessment.
Road access route, safety and upgrades	Conditions have been recommended in relation to road upgrades to ensure safety of the road network in accordance with the relevant Council, State and National standards.
Visual impacts and landscaping.	The development layout was informed through the establishment of landscape buffers. Conditions have been imposed to require the establishment of landscaping buffer to ensure visual impacts from the development are minimised.
Fire Hazard and risk.	The development layout was informed by necessary Asset Protection Zones. Conditions have been imposed to require appropriate water supply for emergency events.
Decommissioning and waste management.	The development is not considered to reduce the future viability of the site for rural activities or alter the viability of adjoining or nearby land. A condition has been recommended which requires the solar panels and all associated buildings or structures to be removed once the use ceases operation onsite.
Severe weather events and insurance.	This is not a relevant planning matter and has not been considered during the assessment.
Consultation with neighbours and community/public.	Consultation was carried out in accordance with statutory requirements.
Pollution risks to humans, animals, insects, birds etc.	Conditions have been recommended to ensure appropriate erosion and sediment control, stormwater management and operational amenity (Dust, Air, Noise) is managed.
Dust and noise during construction.	Conditions have been recommended to ensure appropriate erosion and sediment control, stormwater management and operational amenity (Dust, Air, Noise) is managed.
Construction workers.	This is not a relevant planning matter and has not been considered during the assessment.
Limited medical and emergency representation.	This is not a relevant planning matter and has not been considered

		during the assessment.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these without exception.	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2023/991