

2 November 2018

Notice about decision - Statement of reasons

(in accordance with section 63 (5) of the *Planning Act 2016*)

Proposal:	Material Change of Use – Major Utility (North Creek Solar Farm) and Reconfiguring a Lot - Dividing land into parts by agreement (creating a Lease over 10 years) and Creating an easement giving access to a lot from a constructed road.
Application Number:	MCU17/0040 and RAL17/0015
Address:	11881 Peak Downs Highway, Coppabella
Property Description:	Lot 1 on SP251730 Lot 24 on SP221564
Type of Approval:	Development Permit for Material Change of Use and Reconfiguring a Lot
Decision:	Approved in full with conditions
Date of Approval:	31 August 2018

1. Reasons for the decision

- The proposal complies with the relevant provisions of the *Nebo Shire Planning Scheme 2008* (Planning Scheme) and provides a good planning outcome for the subject site.
- The development design is considered sufficient to allow effective use of the land in accordance with the intent of the provisions of the Planning Scheme.
- The site is required by the recommended conditions of approval, to be decommissioned and rehabilitated at the cessation of the use.
- The proposed use is a consistent use in the Rural Zone under the Planning Scheme.

2. Assessment benchmarks

Benchmarks applying for the development	Benchmark reference
Locality Code, Infrastructure Services Code, Filling and Excavation Code, and Reconfiguring a Lot Code	Part 3, Tables 3.1 and 3.2 – <i>Nebo Shire Planning Scheme 2008</i>
Natural Hazards, Risk and Resilience	Part E – State Planning Policy July 2017

3. Compliance with benchmarks

- Not applicable.

4. Relevant matters for impact assessable development

- The proposal generally achieves the Desired Environmental Outcomes for the *Nebo Shire Planning Scheme 2008*.

5. Matters raised in submissions for impact assessable development

Matters raised in the submissions were considered and they were assessed as having minimal adverse impact on the currently approved mining leases surrounding the subject site. Furthermore, the full extent of potential impacts from surrounding mines on the proposed development were considered to form part of the applicant's due diligence process. In addition, exploration tenements and advanced activity were also considered.

6. Matters prescribed by Regulation

Not applicable.

If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council.

Yours faithfully



MANUS BASSON

Manager – Planning & Land Development

(on behalf of Rod Ferguson, Acting Chief Executive Officer)