ISAAC REGION
HELPING TO ENERGISE THE WORLD

Our ref.: *MCU23/0014*

26 July 2024

Lotus Creek Wind Farm Pty Ltd
C/- Attexo Group Pty Ltd
PO Box 617
FORTITUDE VALLEY QLD 4006

Dear Madam,

Negotiated Decision Notice about Decision – Statement of Reasons

Planning Act 2016

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	MCU23/0014
Street Address:	St Lawrence Croydon Road, Collaroy
Real Property Description:	Lot 799 on PH391 & Lot 4 on KL210
Planning Scheme:	Isaac Regional Planning Scheme 2021

DECISION DETAILS

Type of Decision:	Approval with conditions
Type of Approval:	Development Permit for a Material Change of Use for High Impact Industry (Temporary Concrete Batching Plants)
Date of Decision:	25 July 2024

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

SUBMISSIONS

The application was impact assessable and required public notification in accordance with the *Planning Act 2016*. Through the public notification period 25 properly made submissions were received. A summary of the key matters raised in the submissions and the response to these matters is outlined in the following table.

The following table provides a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

Submitter Issue	Response
The lack of community consultation on the recent design amendments to the broader LCWF Project.	The assessment of the full LCWF project was undertaken through a separate assessment process where State Assessment and Referral Agency was the assessment manager.
Loss and disturbance of habitat for threatened flora and fauna species, including the Koala and Greater Glider.	The proposed, concrete batching plant locations will be located within the LCWF development footprint that has received previous approval for vegetation clearing through an Operational Works permit (SARA ref: 2312-38389 SDA) and a EPBC approval (EPBC ref: 2020/8867). No further vegetation clearing outside of the approved development footprint is proposed as part of this development application.
Increased noise, pollution, and human activity due to the operation of the batching plants and its potential impact on threatened species.	The proposed batching plants will only be used for a limited period time during the construction of the LCWF. As such, there will be no ongoing impacts on threatened species as a result of this development.
Request for the Lotus Creek area, an area of 'old growth intact forests', to be acquired and designated as a national park.	This matter is not within the relevant assessment criteria of the Isaac Regional Council Planning Scheme.
No offset or relocation option that will protect the Koala and other threatened species.	This matter is not within the relevant assessment criteria of the Isaac Regional Council Planning Scheme.

There were also a number of comments within the submissions which are outside the scope of the development application, specifically concerns associated with the detailed design, construction and operation of the wind farm.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.

Categorising Instrument (*Planning Regulation 2017)*

Schedule 10 of the Regulation

- Department of State Development, Infrastructure, Local Government and Planning (SARA) (Concurrence)
    - Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Development impacting on state transport infrastructure (Planning Regulation 2017).
    - Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor.
- Powerlink is a referral agency (Advice)
    - Schedule 10, Part 9, Division 2

Local Categorising Instrument (*Isaac Regional Planning Scheme 2021, Version 1)*

- Strategic Framework
- Rural zone code
- Development works code
- Landscaping code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Regional infrastructure overlay code

Local Categorising Instrument (Variation Approval)

Not applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable

REASONS FOR THE DECISION

The reasons for this decision are:

- The application was properly made and followed the process set down in the Development Assessment Rules in effect at the time the application was properly made.

- The application was assessed against the applicable Assessment Benchmarks identified in this Notice.

- The assessment manager found that, subject to the imposition of the development conditions contained in the Decision Notice, the development complied with the relevant Assessment Benchmarks applicable to the development identified in this Notice.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

If you find an inaccuracy in any of the information provided above or have a query, please contact Isaac Regional Council on 1300 472 227 or email liveability.sustainability@isaac.qld.gov.au quoting MCU23/0014.

Yours faithfully

MICHAEL STCLAIR
Manager of Liveability & Sustainability
(on behalf of Darren Fettell, Acting Chief Executive Officer)