



Notice about Decision on a Development Application

**The following information is provided in accordance with section 63(5) of the
*Planning Act 2016***

This notice relates to Development Application 522.2024.459.1 which was determined as follows:

Location details

Street address: 143 Gastons Road, Unnamed Road No. 4514, Goondoon Road
BUCCA 4670

Real property description: Lot 183 on CK2771, Lot 73 on CK281 & Lot 2 on RP868537

Details of the Decision

Development Permit for Material Change of Use for Renewable Energy Facility (Solar Farm)

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed the

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		☒	☐

Date of decision: 26 November 2024

1. Reasons for the decision

The reasons for this decision are:

- The development is for Material Change of Use for Renewable Energy Facility (Solar Farm) within the Rural zone, requiring Code assessment.
- The development will be required to rehabilitate the development site to be able to be used for rural activities upon cessation of the use.
- The development will provide landscaping buffers to adjoining sensitive land uses to the east of the development site.

- The development avoids solar array areas within areas of biodiversity and provides crossing treatments for internal roads where required to traverse areas of biodiversity.
- The development provides for appropriate levels of infrastructure necessary to service the development during the construction and operational phases.
- The development is appropriately conditioned to address any potential amenity impacts to neighbouring properties.
- The development complies or can be conditioned to comply with the applicable assessment benchmarks of the Bundaberg Regional Council Planning Scheme 2015.

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Zone Code: Rural zone code	Bundaberg Regional Council Planning Scheme 2015
Overlay Code • Agricultural land overlay code • Biodiversity areas overlay code • Steep land (slopes > 15%) overlay code	Bundaberg Regional Council Planning Scheme 2015
Use Code • Utility code	Bundaberg Regional Council Planning Scheme 2015
Other Development Code • Landscaping code • Nuisance code • Transport and parking code • Works, services and infrastructure code	Bundaberg Regional Council Planning Scheme 2015
Planning Scheme Policies • Planning scheme policy for development works • Planning scheme policy for waste management	Bundaberg Regional Council Planning Scheme 2015

3. Matters prescribed by Regulation

Not Applicable

Signed By:

Michael Ellery
Group Manager Development

Dated: 28 November 2024