

Town Planning Report

Karara Battery Energy Storage System
Carbean Road, Karara Queensland 4352

Prepared for ACCIONA Energy Australia Global Pty Ltd
Our Reference: 11961
5 December 2024



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Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	July 2024	K. Hunter and J.Wooderson	J. Wooderson
Draft (for client review)	Sept 2024	K. Hunter	J. Wooderson
Final for DA Lodgement)	Dec 2024	K. Hunter	I. McCabe

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1. Executive Summary

1.1. Property Summary

Site Address	Carbean Road, Karara Queensland 4352
Real Property Description	Part of Lot 15 on SP332758
Site Area	Lot 15 on SP332758: Approximately 2,054 hectares (ha) Development Footprint: Approximately 5.075ha (proposed BESS, O&M facility and substation)
Easements / Encumbrances / Interests	▪ Caveat No 720499132 (Macintyre Wind Farm Pty Ltd A.C.N. 636 797 745 & Macintyre Wind Energy 1 Pty Ltd A.C.N. 642 467 810) ▪ Easement in Gross No 723189666 burdening the land Queensland Electricity Transmission Corporation Limited A.C.N. 078 849 233 over Easements A,T and U on SP332758
CLR / EMR	The subject land is not included on the Contaminated Land Register (CLR) or the Environmental Management Register (EMR).
Land Owners	Mark Harry Phelps and Christine Phelps A copy of the title search is included at Appendix C .
Tenure	Freehold
Local Government	Goondiwindi Regional Council (GRC)

1.2. Planning Framework Summary

Planning Scheme	<i>Goondiwindi Region Planning Scheme 2018</i> (GRC Planning Scheme)
Zone	Rural (Traprock Precinct)
Neighbourhood/Local Plan	Not Applicable
Draft Planning Instruments	Not Applicable
Applicable Overlays	There are no Planning Scheme overlays applicable to the project site.
TLPIs	There are no current or proposed Temporary Local Planning Instruments (TLPI) within the Planning Scheme that would directly impact the subject land or the proposed use.
State Interests (SPP)	<u>Biodiversity</u> ▪ MSES - Wildlife Habitat (Endangered or Vulnerable) ▪ MSES - Regulated Vegetation (Category B) ▪ MSES - Regulated Vegetation (Essential Habitat) ▪ MSES - Regulated Vegetation (Intersecting a Watercourse)

Water Quality

- Water Resource Catchments

Natural Hazards Risk and Resilience

- Flood Hazard Area - Local Government Flood Mapping Area
- Bushfire Prone Area

Energy and Water Supply

- Major Electricity Infrastructure (Powerlink)

Regional Plan

Darling Down Regional Plan 2013

No Regional Plan land use category applies

1.3. Application Summary

Description	Karara Battery Energy Storage System Refer Proposed Site Layout Plan included at Appendix D
Type of Approval Sought	Development Permit for Material Change of Use for Undefined Use (Battery Storage Facility)
Assessment Manager	Goondiwindi Regional Council
Category of Assessment	Impact Assessable
Referral Details	Powerlink Queensland Schedule 10, Part 9, division 2, table 2, Item 2 - Material change of use of premises near a substation site or subject to an easement

1.4. Applicant Details

Applicant	ACCIONA Energy Australia Global Pty Ltd c/- Saunders Havill Group 9 Thompson Street, Bowen Hills QLD 4006 Refer to the DA Form 1 included as Appendix A
Contact	Kathleen Hunter - Senior Town Planner Telephone: (07) 3251 9460 Email: kathleenhunter@saundershavill.com

1.5. Project Team

Applicant / Developer	ACCIONA Energy Australia Global Pty Ltd
Town Planning	Saunders Havill Group
Proposal Plans	ACCIONA Energy Australia Global Pty Ltd
Bushfire	Land and Environment Consultants (LEC)

Ecology	Saunders Havill Group
Hydraulic Engineering	Burchills Engineering Solutions
Acoustic Engineering	MWA Environmental
Traffic Engineering	Burchills Engineering Solutions

2. Introduction

2.1. Overview

This Town Planning Report has been prepared by Saunders Havill Group (SHG), on behalf of ACCIONA Energy Australia Global Pty Ltd, (ACCIONA Energía), the Applicant, in support of a development application seeking approval for a Development Permit for a Material Change of Use for Undefined Use (Battery Storage Facility) over part of land located at Carbean Road, Karara Queensland 4352, formally described as Lot 15 on SP332758 (the subject land).

The purpose of this Town Planning Report is twofold. First, it provides context to the proposed development by providing details on the Proponent, the characteristics of the subject land, surrounding locality and the proposed Battery Energy Storage System (BESS) design. Second, the report provides a detailed independent assessment of the proposed BESS against the applicable statutory planning instruments, which demonstrates the acceptability of the proposal and the significant community and social benefits arising from the development.

The proposal involves the construction and operation of a grid connected 400MW/2 hr (subject to detailed design) BESS located adjacent to the existing Powerlink Queensland (Powerlink) MacIntyre Intermediate Switching Station (MISS) and to the west of ACCIONA Energía's 923MW MacIntyre Wind Farm which is currently at an advanced stage of construction. The project is also adjacent to the existing 330 kilovolt (kV) high voltage (HV) overhead transmission line connecting into the MISS, which extends across the subject land in an east- west orientation.

The proposal comprises a typical lithium-ion BESS, incorporating battery units with associated inverters and transformers and a range of ancillary operational infrastructure including onsite substation, underground medium voltage reticulation cabling, operation and maintenance building and compound, temporary laydown area, internal access tracks, fencing and bushfire management zones. The proposed BESS, Operations & Maintenance Facility and substation have a combined development footprint of approximately 5.075ha (just 0.0024% of the total site area). It should be noted that the energy storage capacity may be subject to change as the BESS detailed design process evolves.

The proposed BESS will be connected to the high-voltage transmission network via the adjacent MISS with electrical energy being distributed through the National Electricity Market (NEM). Separate to the development approval process, the BESS will be registered with the Australian Energy Market Operator (AEMO) as an Integrated Resource Provider in the NEM.

The proposed BESS will function by storing excess energy from the grid network when demand is low or supply is high, then releasing it back when demand increases. The BESS will be able to quickly handle energy network fluctuations (in microseconds) by absorbing or releasing energy, providing an essential role in stabilising the grid. Critically, the proposed BESS will aid the transition to cleaner energy sources in line with the recently enshrined Queensland renewable energy targets and ensure that there is more power available during periods of high demand, when electricity is typically more expensive for consumers.

It should be noted at the outset that a detailed site selection process has been conducted by ACCIONA Energía which has determined the optimum location and development footprint for the Karara BESS project. The site selection process has involved early and ongoing engagement and connection negotiations with Powerlink to ensure that the proposed BESS and associated infrastructure do not negatively impact Powerlink operations, the existing easement corridor and high voltage transmission line traversing the subject land.

Importantly, the proposed BESS location and development footprint have been carefully selected and designed to minimise environmental impacts, preserve surrounding amenity and avoid impinging onto the transmission line easement. Furthermore, the surrounding landscape has been significantly modified by previous mining activities, the Macintyre Wind Farm and existing Powerlink high-voltage infrastructure and powerlines, and as such, the BESS can be accommodated without significant adverse effects on visual amenity and landscape character (See Section 6 - Landscape and Visual Impact Appraisal and **Appendix K** – Landscape and Visual Impact Plans).

2.2. Site Selection

The subject land was strategically identified and selected by ACCIONA Energía for its favourable attributes, including:

- **Proximity to the grid network**, with the high voltage transmission line traversing the project site and the point of interconnection (Powerlink's MISS) located on the project site, enabling an efficient connection point and minimising the need for additional transmission line cabling or transmission towers;
- **Predominantly cleared and disturbed land** with minimal significant vegetation;
- **Separation from sensitive receptors** and major towns/population centres; and
- **Supportive landowner** with a positive stance towards the strategic benefits of renewable energy projects.

The proposed BESS development footprint has been carefully designed to:

- **Minimise environmental impacts** by avoiding areas of vegetation and ecological value;
- **Avoid mapped waterways** to protect hydrological features;
- **Preserve the character and amenity** of the surrounding locality; and
- **Prevent encroachment into the transmission line easement** that traverses the site.

2.3. Supporting Information

A range of independent technical studies have been undertaken to ensure that all environmental, amenity and engineering matters are evaluated and addressed as part of the development application and design process. This Town Planning Report should be read in conjunction and considered with the following supporting documentation:

Appendix A.	DA Form 1
Appendix B.	Code Compliance Tables
Appendix C.	Certificate of Title and Signed Land Owner's Consent
Appendix D.	Proposed Site Layout Plan
Appendix E.	Bushfire Hazard Assessment and Management Plan

Appendix F.	Ecological Assessment Report
Appendix G.	Concept Site Based Stormwater Management Plan (to be submitted shortly)
Appendix H.	Traffic Impact Assessment (to be submitted shortly)
Appendix I.	Noise Impact Assessment (to be submitted shortly)
Appendix J.	Site Searches
Appendix K.	Landscape and Visual Impact Plans

The preparation of the aforementioned technical studies was an iterative process with the results and recommendations shaping the proposed BESS design. All relevant supporting information has been provided for the development application to be considered Properly Made.

2.4. Recommendation

This independent Town Planning Report, coupled with the supporting technical documentation demonstrates that the proposed Karara BESS will not result in adverse impacts to the surrounding environment or residential amenity and is entirely appropriate for the site and accords with the relevant provisions of the GRC Planning Scheme. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

3. The Proponent

3.1. Background

ACCIONA Energy Australia Global Pty Ltd, commonly referred to as ACCIONA Energía is a prominent player in the infrastructure and renewable energy markets, with a strong presence in over 20 countries across five continents. ACCIONA Energía has more than 13.5GW of installed renewable energy capacity in operation and under construction globally comprising multiple technologies, and is consistently ranked as the Greenest Utility in the world.

ACCIONA Energía first established its presence in Australia in 2002. As of 2024, ACCIONA Energia has built - and now owns and operates - five wind farms located across Victoria, New South Wales, and South Australia with a combined installed capacity of nearly 600MW:

- Mortlake South Wind Farm, Victoria (157.5MW, \$280m investment)
- Waubra Wind Farm, Victoria (192MW, \$450m investment)
- Mt Gellibrand Wind Farm, Victoria (132MW, \$258m investment)
- Cathedral Rocks Wind Farm, South Australia (64MW, \$160m investment)
- Gunning Wind Farm, New South Wales (46.5MW, \$147m investment)

ACCIONA Energia has recently entered commissioning of the \$2 billion 162-wind turbine 923MW Macintyre Wind Farm near Warwick in Southern Queensland, which will be the largest wind farm in Australia. Additionally, construction is at an advanced stage on the 468MWp, \$500 million Aldoga Solar Farm near Gladstone in Central Queensland.

ACCIONA Energía is involved in renewable energy projects throughout the entire project cycle – including design, development, construction, operation and decommissioning. This characteristic sets ACCIONA Energía apart from many other developers and reinforces its commitment to contribute to the long-lasting economic and social development of the communities in which its projects are located.

3.2. Environmental Management and Responsibility

ACCIONA Energía has a satisfactory record of responsible environmental management. To date in Australia, ACCIONA Energía has completed construction of Mt Gellibrand Wind Farm, Mortlake South Wind Farm, Waubra Wind Farm and Gunning Wind Farm, and is at an advanced stage of construction of the MacIntyre Wind Farm and Aldoga Solar Farm. These renewable energy facilities have all been constructed in compliance to environmental approval conditions and under comprehensive Environmental Management Plans (EMPs). These EMPs include a range of protection measures and processes to ensure environmental values are protected during construction and operations, including regular internal and external environmental audit programs. No actions have been taken against ACCIONA Energía for environmental breaches. ACCIONA Energía and its associated entities have referred the following projects under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act):

- Herries Range Wind Farm, Queensland (EPBC 2024/09906)
- Wallaby Creek Wind Farm Project, New South Wales (EPBC: 2023/09676)

- Keri Keri Wind Farm, New South Wales (EPBC: 2022/9176)
- Keri Keri Solar Farm, New South Wales (EPBC: 2022/09209)
- Aldoga Solar Farm Project, Queensland (EPBC: 2020/8773)
- Overhead Transmission Line – MacIntyre Wind Energy Precinct, Queensland (EPBC: 2020/8759)
- MacIntyre Wind Farm Project, Queensland (EPBC: 2020/8756)
- Karara Wind Farm Project, Queensland (EPBC: 2020/8755)
- Mortlake South Wind Farm, Victoria (EPBC: 2017/8137)
- Exmoor Windfarm Naracoorte, South Australia (EPBC: 2011/6117)
- Mortlake Wind Farm, Victoria (EPBC: 2008/4128)
- Allendale Wind Farm, South Australia (EPBC: 2007/3549)
- Laslett Wind Farm, South Australia (EPBC: 2007/3550)
- Newfield Wind Farm, Victoria (EPBC: 2007/3226)

ACCIONA Energía is a long-term operator of renewable energy projects in Australia and internationally with more than 30 years' experience in the renewable energy sector. It is one of the world's largest energy power producers with operations covering development, construction, ownership and operation of assets in over 20 countries. ACCIONA Energía aims to design integrated energy solutions for a better planet that improve the living conditions of communities where it operates, creating long-term relationships and a lasting positive impact. Sustainability is an intrinsic value of ACCIONA Energía with all activities directly focussing on providing the best possible energy solutions to decarbonise the economy and create a positive impact on the planet. In Australia, ACCIONA Energía's work is governed by their global commitment to sustainability, which is reflected in their contribution toward meeting the Sustainable Development Goals. ACCIONA Energía has developed a Sustainability Master Plan that guides all decision making in relation to its operation that includes social, economic and environmental outcomes.

ACCIONA Energía is also a signatory to the Clean Energy Council's Best Practice for Renewable Energy Projects (the Charter). ACCIONA Energía is committed to meeting the Charter's key objectives, specifically to engage respectfully with the communities in which it plans and operates its projects, to be sensitive to environmental and cultural values, and to make a positive contribution to the regions in which it operates.

4. Site Characteristics

4.1. Site Details

The subject land comprises a single lot as described in Table 1 below. The subject land is irregular in shape and has a total area of approximately 2,054ha. The site has a frontage of approximately 2.57km to Rabbit Fence Road and 2.92km to Carbean Road. An aerial view of the project site and the immediate surrounding area is included at Figures 1 and 4. A SmartMap extract depicting the cadastral boundaries of the subject land and adjoining Powerlink MISS (Lot 16 SP332758) is provided at Figure 2.

Property searches, including a Smart Map and Current Title Search are included within **Appendix J**.

Table 1: Site Details

Site Address	RP Description	Ownership	Site Area
Part of Carbean Road, Karara Queensland 4352	Part of Lot 15 on SP332758	Mark Harry Phelps and Christine Phelps	2,054ha

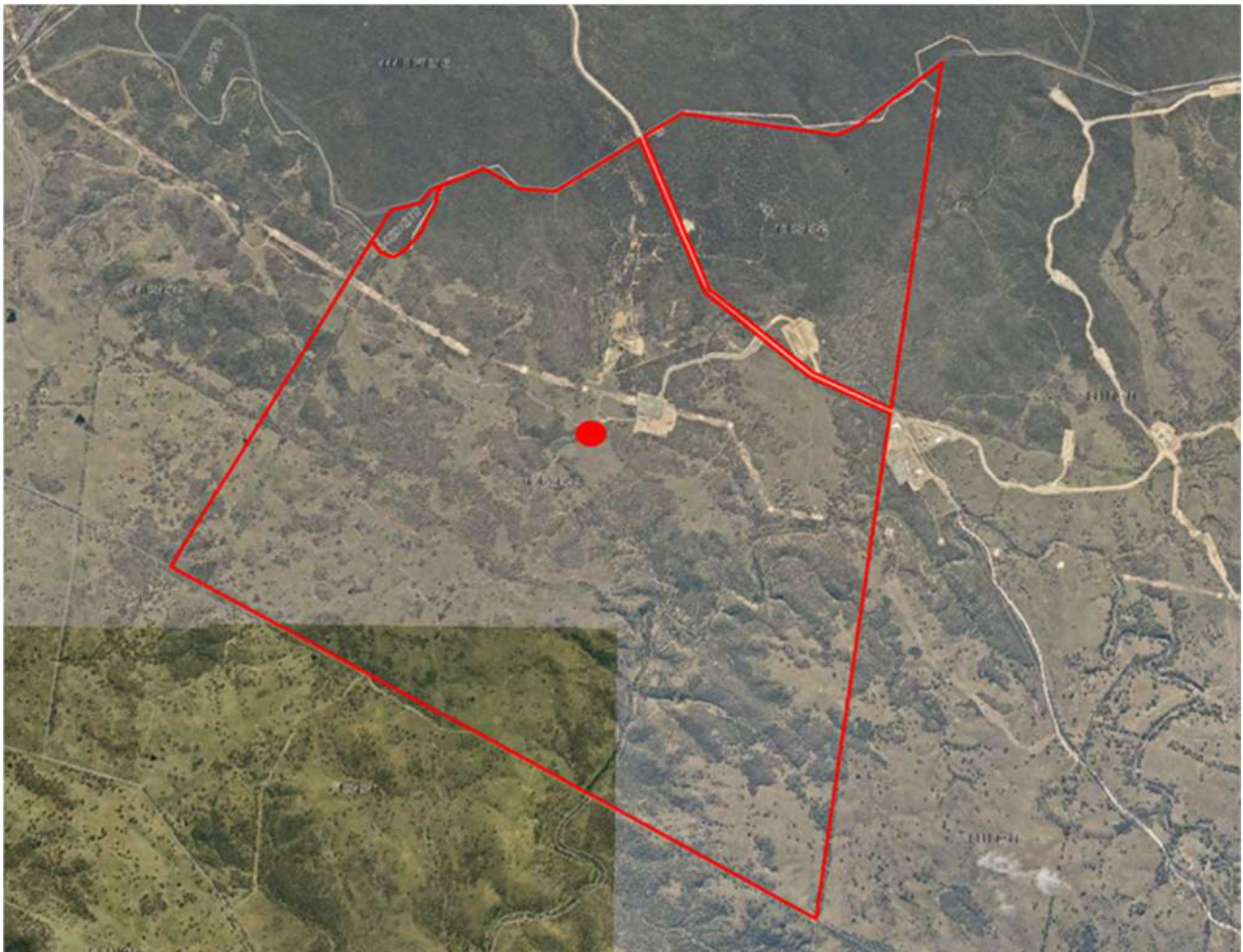
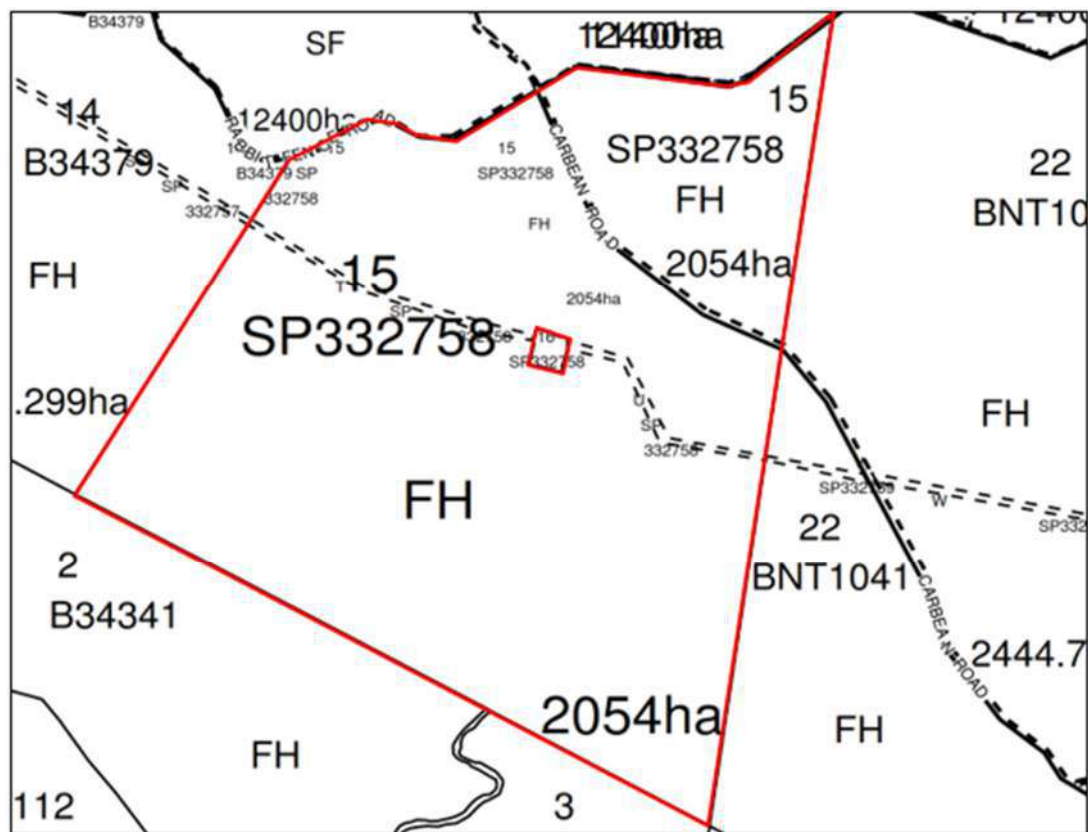


Figure 1: Site Location Plan and indicative BESS location (Source: Queensland Globe)



4.2. Existing Easements

Please refer to Figure 3 below which shows the Powerlink Easement traversing the site. It is noted that this easement contains an existing high voltage transmission line and associated infrastructure. The small, square-shaped lot located centrally on the Powerlink Easement, being Lot 16 on SP332758, contains the Powerlink MISS. Lot 16 on SP332758 is owned by Powerlink Queensland.

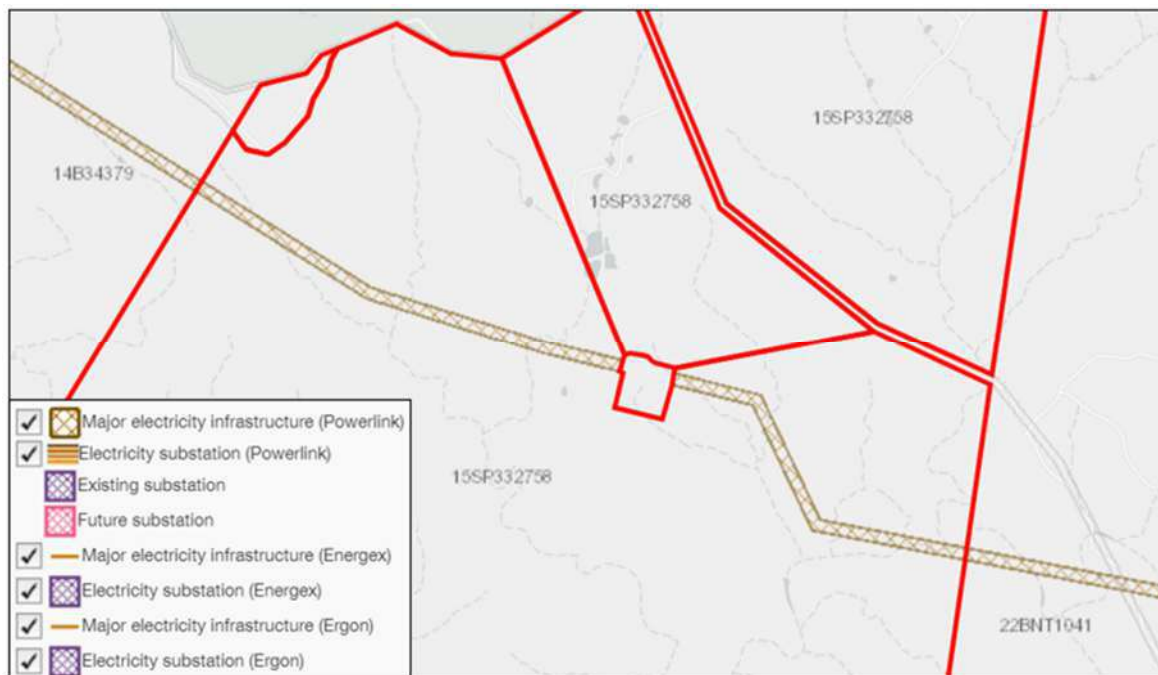


Figure 3: Powerlink Transmission Line and easement (Source: State Planning Policy Interactive Mapping System)

4.5. Contaminated Land

The subject land is not included on the Contaminated Land Register (CLR) or the Environmental Management Register (EMR). A copy of the EMR and CLR Searches are included at **Appendix J**.

4.6. Development Approval History

In accordance with GRC's PD Online System, there are no approvals listed over the subject land. However, it is noted that records prior to 2018 are not available online.

A review of the State Assessment and Referral Agency (SARA) Decisions confirms that the following development approvals were issued by the State over the subject land:

- 2008-18294 SDA – Material Change of Use for Wind Farm (20 turbines) and Operational Works (clearing native vegetation) – approved 20 April 2021 (Karara Wind Farm), refer Figure 5 overleaf.
- 2010-19438 SDA – Material Change of Use for Wind Farm (169 turbines), ancillary buildings and infrastructure; Operational Works for clearing native vegetation approved 20 April 2021 (MacIntyre Wind Farm) - refer Figure 6 overleaf.

There have been several changes to the approval of the MacIntyre Wind Farm which have involved amendments to conditions reflecting EPBC approvals and reduction in the extent of vegetation clearing. The extent of development over the subject land associated with the MacIntyre Wind Farm is limited to the construction of the overhead transmission line corridor.

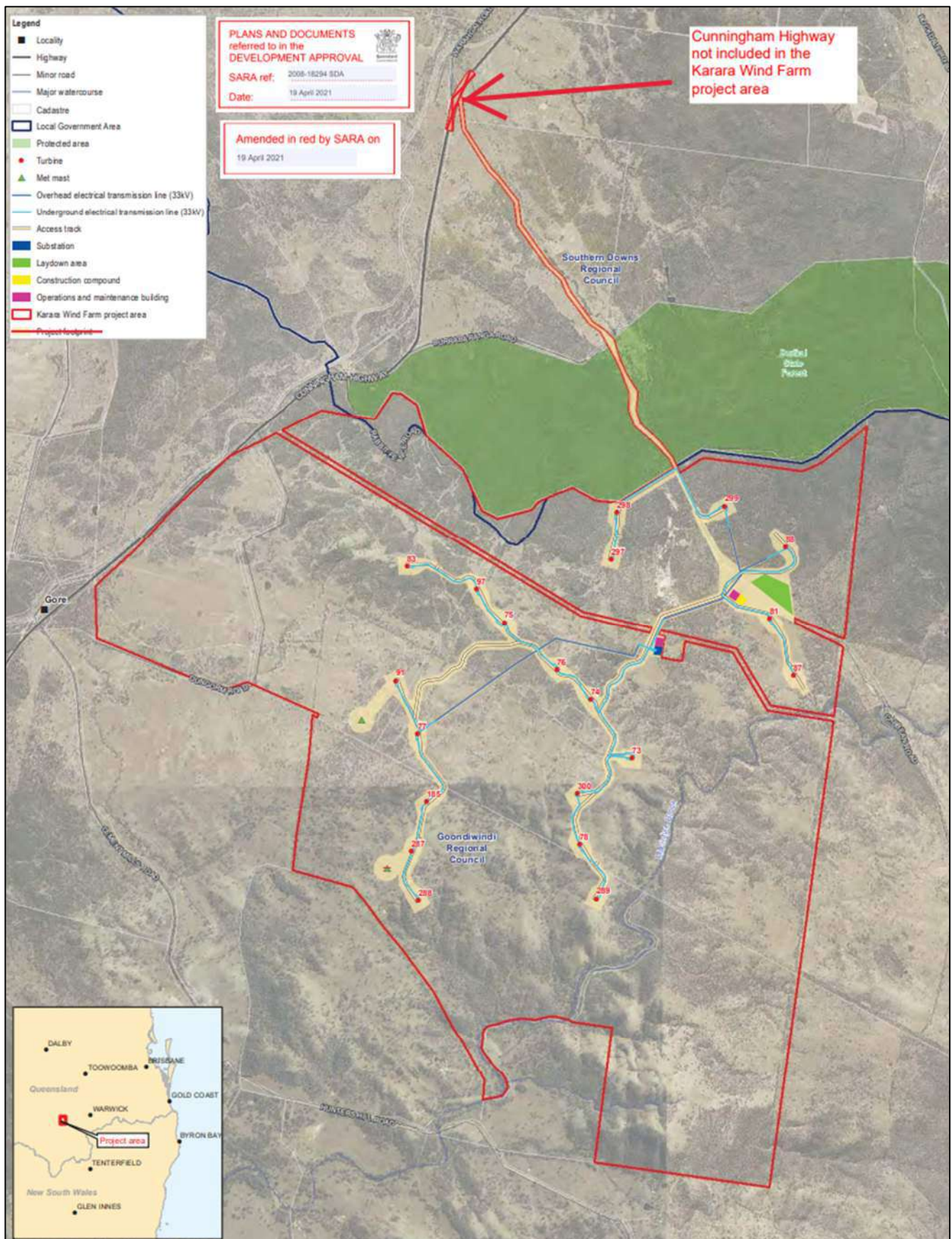


Figure 5: Most recent approved layout of the Karara Wind Farm over subject land (Source: ACCIONA Energía)

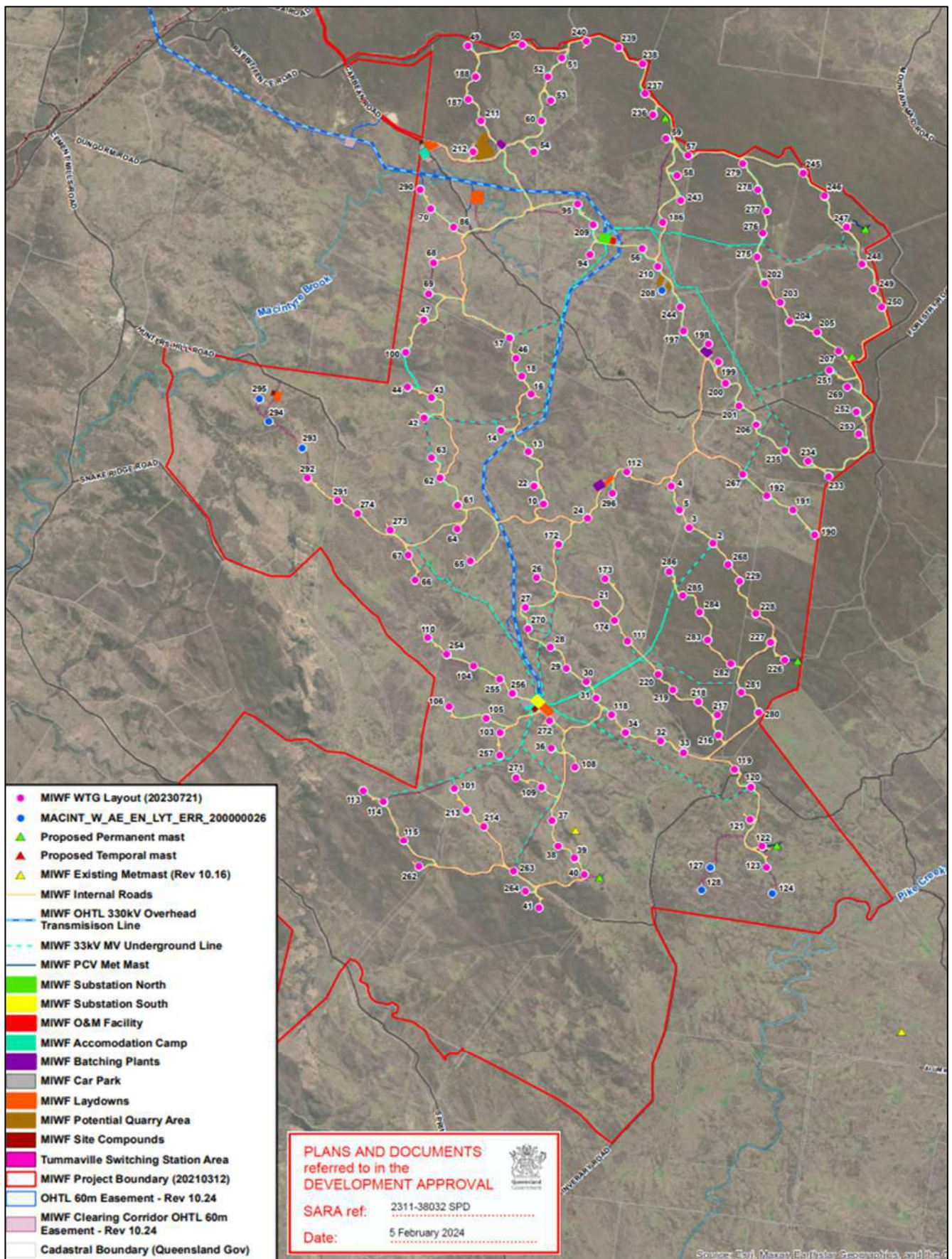


Figure 6: Most recent approved layout of the MacIntyre Wind Farm over the adjoining land (Source: GHD)

4.7. Mining Leases

The subject land contains existing Mining Lease ML 100140. Furthermore, a number of historic mining leases have been surrendered over the subject land as follows: ML 5929, ML 50128, ML 5931, ML 50288 and ML 5933 (See Figures 7 and 8).

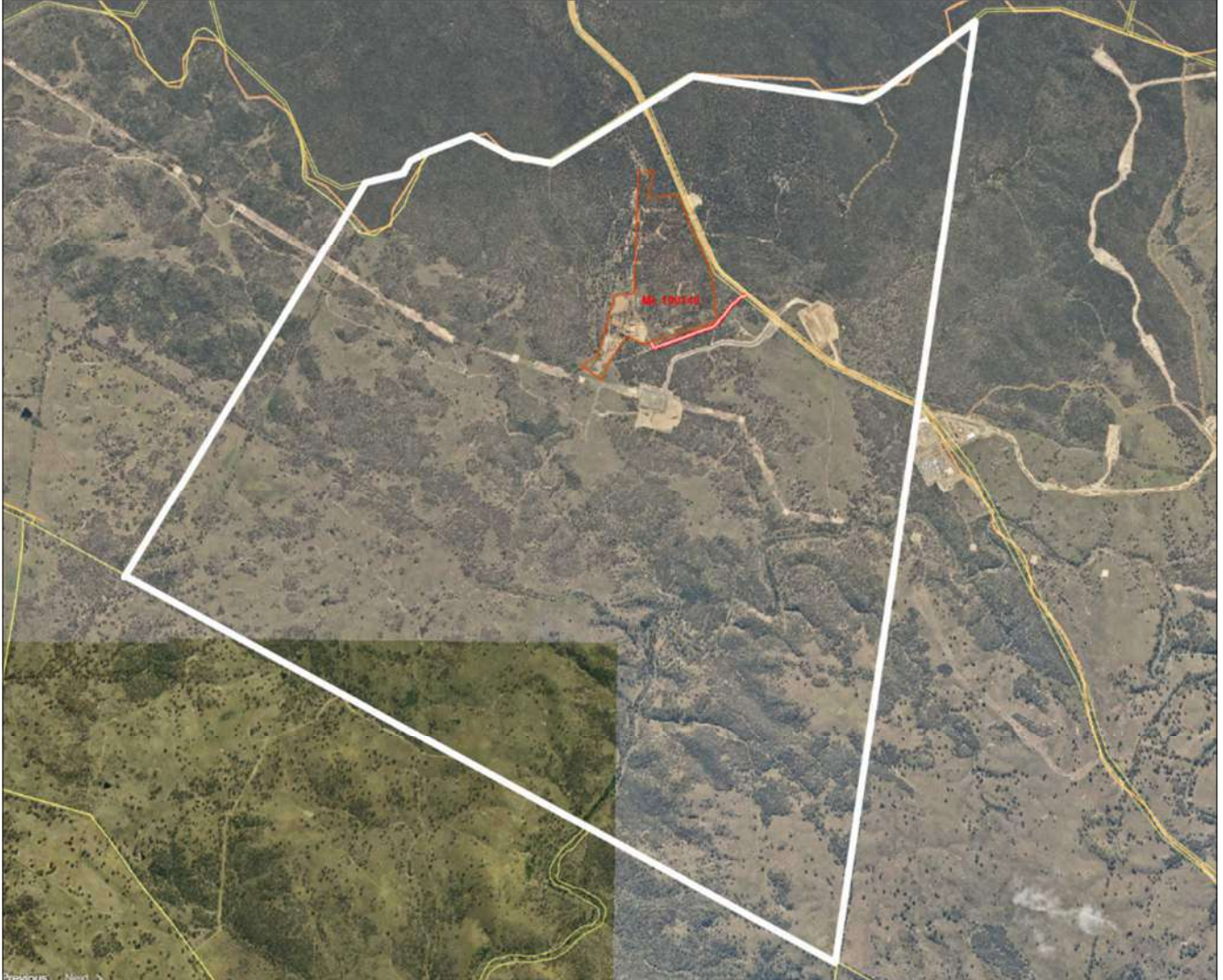


Figure 7: Location of the existing ML over the subject land (Source - Q Globe)

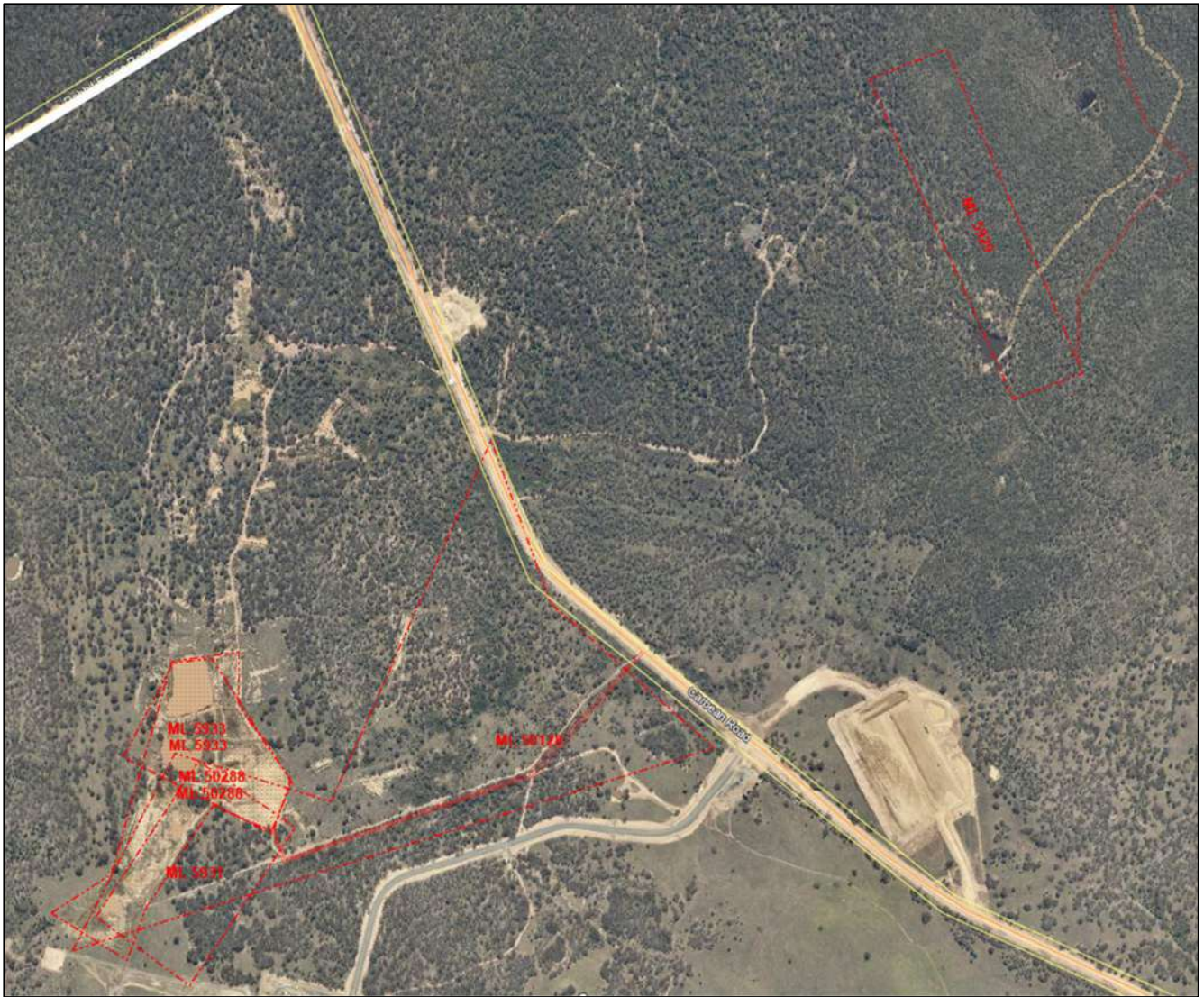


Figure 8: Historic ML Areas (Source - Q Globe)

4.8. Surrounding Land Uses

The subject land is adjacent to compatible established land uses including the MacIntyre Wind Farm project (plus the approved Karara Wind Farm), over-head transmission line infrastructure and the Powerlink MISS. The table below provides a summary of the surrounding uses to the site.

North	Land to the north of the project site has historically been used for mining purposes and consists of either vegetated areas or cleared areas where mining has occurred.
East	The Powerlink MISS (Lot 16 on SP332758) adjoins the project site directly to the east. The development's proximity to this infrastructure will allow for the BESS to be readily and efficiently connected to the NEM. The Powerlink transmission line extends further to the east.
South	Land to the south primarily consists of rural and agricultural uses.
West	Land to the west is primarily used for rural and agricultural uses with the Powerlink transmission line extending further to the west.

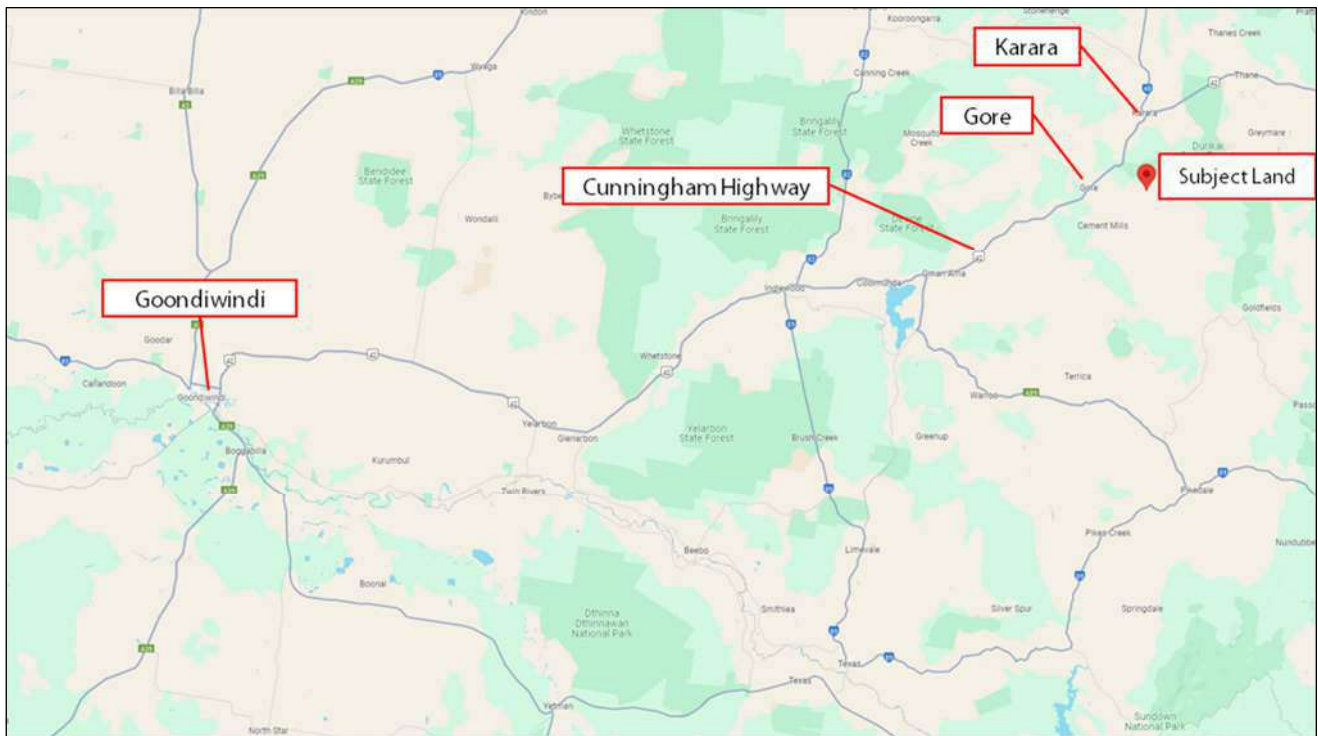


Figure 9: Site Context (Source: Google Maps)

4.9. Local Government Infrastructure Plan

A review of the Local Government Infrastructure Plan (LGIP) in relation to the subject land and proposed development has been undertaken. It is noted that the subject land is outside the boundaries of the Priority Infrastructure Area (PIA).

4.10. Trunk Infrastructure

The proposed development will not require the construction of any identified or necessary trunk infrastructure to facilitate the development.

4.11. Infrastructure Charges and Credits

The *Goondiwindi Regional Council Charges Resolution (No. 4) 2017* (the Resolution) was adopted by Council and came into effect on 25 October 2017. The Resolution is in accordance with the *Planning Act 2016* (Planning Act) and sets out certain requirements for infrastructure charges, including maximum charges that can be applied for different types of development.

Due to the undefined nature of the proposed use, it is anticipated that infrastructure charges will be applied as follows:

- \$2.45/m² of hardstand area.

Further details, regarding the calculation of any existing use credit will be determined through the course of the application and are subject to the final layout.

4.12. Existing Infrastructure

Given the rural nature of the subject land and surrounding area, it is noted that there is limited existing infrastructure within proximity to the site.

4.13. Development Area Photos

The following photographs illustrate the project site and surrounding locality which is dominated by the MacIntyre Wind Farm and existing Powerlink high voltage infrastructure and transmission towers:



Figure 10: Development area photographs showing site characteristics and nearby infrastructure (Source: Saunders Havill Group).



Figure 11: Development area photographs showing the adjoining Powerlink MISS (Source: Saunders Havill Group).



Figure 12: Development area photographs showing site characteristics and nearby infrastructure (Source: Saunders Havill Group).

5.2. BESS Design Overview

The development comprises a typical battery storage facility, however, the proposed storage capacity and technology specifications of equipment may be subject to change as the detailed design and procurement process evolves. The preliminary equipment selection for a 400MW / 2hr BESS project is described below, however, it is noted that the equipment may change at the detailed design stage of the project, or if there is a change to the BESS configuration during the development of the project.

As illustrated on the proposed Site Layout Plan (**Appendix D**), the Karara BESS includes the following key components:

- Battery energy storage units comprising:
 - 192 x Battery Container Modules (Hithium Block L5015 0.5P V2.0). Each Battery Container Module unit is approximately 6.0m in length, 2.4m in width and 2.8m in height as illustrated in Figure 14.
- 128 x Power Station Modules (SMA MV Power Station 4400-S2, each with 1x SMA Sunny Central Storage UP-XT 3800) as illustrated in Figure 16 and Figure 17. Each Power Station Module is approximately 6.0m in length, 2.8m in height and 2.4m in width.
 - To connect to the NEM, the proposal includes an on-site ancillary substation adjacent to the existing MISS. Electricity will be transmitted between the BESS units, the proposed BESS substation and the MISS to supply energy to the NEM;
- The BESS substation will have a maximum elevation of 11m and will be connected to the BESS via new 33 kV reticulated underground cabling (please refer to Figure 18 for an indicative substation image);
- The proposed BESS substation will connect to the directly adjoining Powerlink MISS via a 330kV overhead line. Based on the current design the line is approximately 54m in length, directly from the BESS substation gantry to the MISS gantry. No transmission towers are required;
- 2 x Winding Main Power Transformers located at the BESS substation which will connect to the BESS via 33kV reticulated underground cabling;
- Ancillary Operations and Maintenance (O&M) facility and compound;
- Temporary laydown area;
- Internal access tracks;
- Perimeter security fencing (approximately 1.8m in height) around the BESS and the BESS substation.

The battery units, substation and O&M facility will be installed on non-organic surface pads.

It is anticipated that the battery energy storage units will incorporate a range of fire mitigation strategies including:

- Battery Management Systems that continuously and automatically monitor battery performance and health, including the voltage and temperature of each individual battery cell;
- Functionality for the Battery Management Systems to automatically and instantaneously shut down and isolate a cell or the entire battery pack if it detects a voltage discrepancy or an abnormal temperature reading;
- Built in fire suppression agents that can be automatically released within the battery container if smoke or carbon monoxide is detected;
- Built in sprinklers that can activate automatically and flood the battery container with water to reduce its temperature;

- Thermal insulation to minimise the chance of fire escaping the container;
- Design of the BESS facility to ensure adequate spacing between battery units;
- Inclusion and maintenance of an appropriate fire break between the battery and the facility perimeter.



Figure 14: Battery Container Modules: Hithium Block L5015 0.5P V2.0 (Source: ACCIONA Energía)



Figure 15: SMA MV Power Station 4400-S2

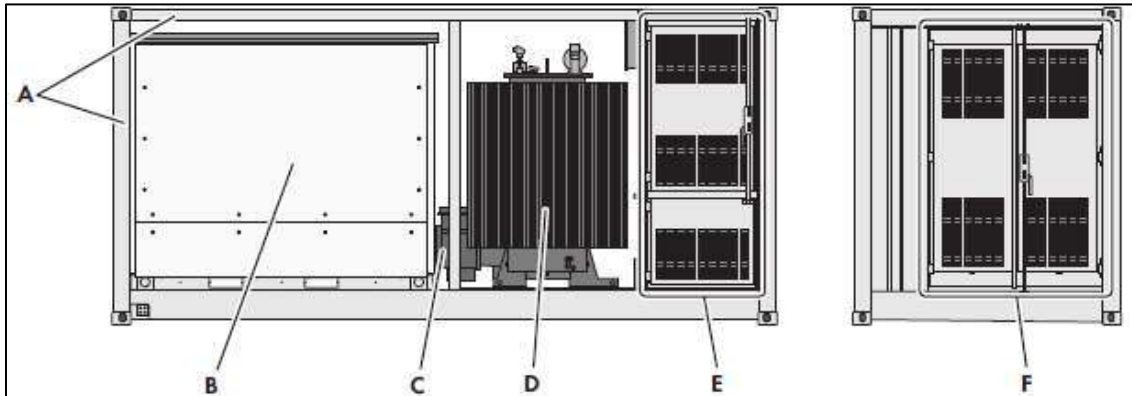


Figure 5: Design of the MV Power Station

Position	Designation	Explanation
A	Rack	For the order option "Sea Freight", the MV Power Station is equipped with a rack.
B	Sunny Central Storage	The Sunny Central Storage is a battery inverter that converts the direct current supplied by a battery into grid-compliant alternating current. It also charges the battery with energy drawn from the medium-voltage grid.
C	Low-voltage connection	Low-voltage connection between medium-voltage transformer and inverter with protective cover.
D	Medium-voltage transformer	The MV transformer converts the inverter output voltage to the voltage level of the medium-voltage grid.
E	LV cabinet	The low-voltage cabinet contains the station subdistribution and the optional low-voltage transformer.
F	Medium-voltage cabinet	The medium-voltage switchgear connects and disconnects the medium-voltage transformer to and from the medium-voltage grid.

Figure 16: Design of SMA MV Power Station 4400-S2, each with 1x SMA Sunny Central Storage UP-XT 3800 (Source: ACCIONA Energía)

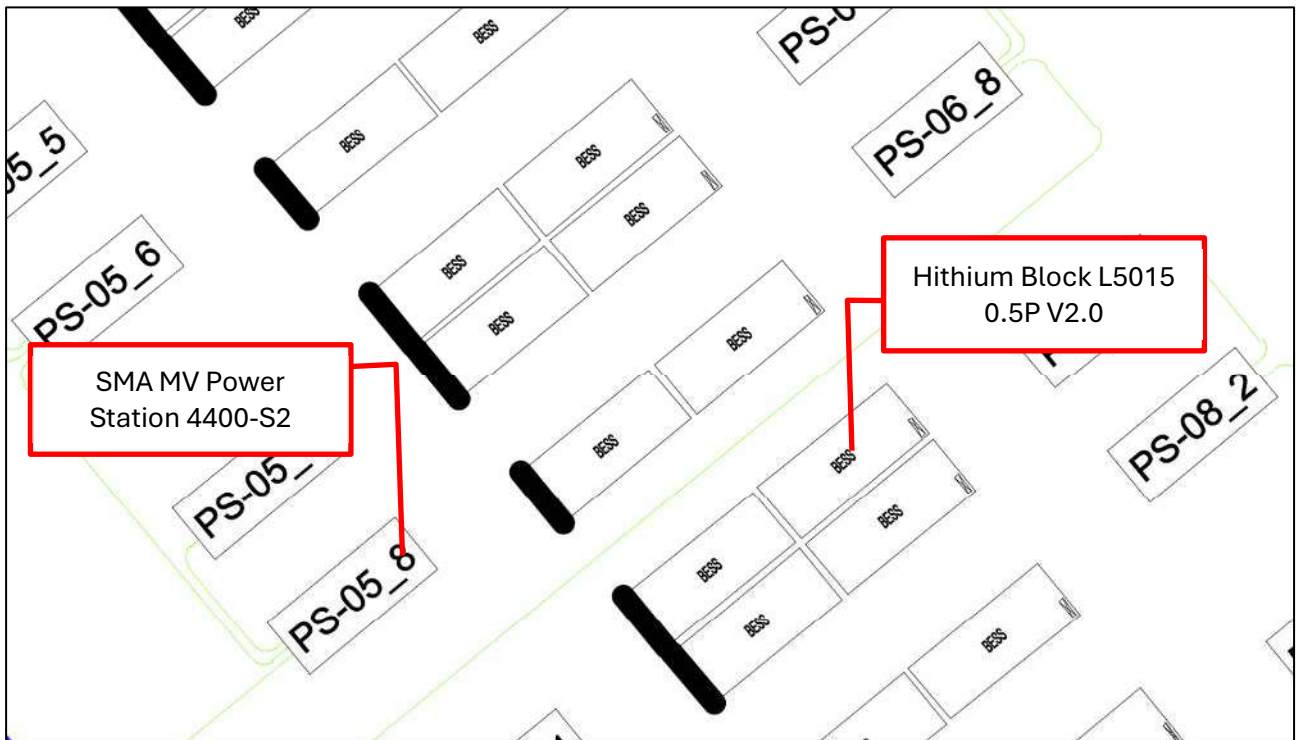


Figure 17: Indicative layout of the SMA MV Power Station 4400-S2 and Hithium Block L5015 0.5P V2.0 (Source: ACCIONA Energía)



Figure 18: Indicative BESS substation image (Source: ACCIONA Energía)

5.3. Operations and Maintenance Compound

The proposed operations and maintenance compound will include:

- Approximate 150m² demountable office building, approximately 11m (D) x 15m (W) x 5m (H);
- Approximate 900m² warehouse space for the storage of supplies associated with the operations and maintenance of the BESS, approximately 30m (D) x 30m (W) x 6m (H);

- Water tanks with 40,000 litre capacity for firefighting purposes;
- Hardstand car parking area, bunded storage area and wash bay;
- The treatment of effluent required for the O&M facility will occur on-site within the boundaries of the O&M facility;
- Vehicle access and maintenance tracks will be provided from the ancillary operations and maintenance component and substation as illustrated on the enclosed Site Layout Plan (**Appendix D**).

It is noted that the above uses shall remain operational throughout the life of the BESS and are ancillary to the primary function of the development, being the BESS. The O&M buildings are typically steel and concrete structures located on a non-organic surface slab.

5.4. Site Access

Site access for construction and BESS operational/maintenance vehicles is proposed via the Cunningham Highway (State-controlled road), Carbean Road (Council Road) and the existing MISS access track (with a minor deviation around Lot 16 on SP332758). It is noted that this infrastructure has been upgraded as part of the MacIntyre Wind Farm project and Powerlink infrastructure upgrades. Please refer to the supporting Traffic Impact Assessment (**Appendix H**) for a full analysis of the proposed access arrangements.

5.5. Stakeholder Engagement

An important element of ACCIONA Energía's approach to the delivery of the Karara BESS is the early and continuous engagement with key project stakeholders and the local community. The purpose of this consultation is to inform stakeholders and the community about the proposed project and to gain an understanding of their interests, potential issues and preferred outcomes. It is widely recognised that the level of stakeholder ownership and alignment to community values are critical success factors to the delivery of large-scale renewable energy projects.

Throughout the project design and development application process, ACCIONA Energía has engaged, and will continue to engage, with a wide range of project stakeholders including landowners, local residents, Traditional Owners, Powerlink and Council Officers who can all make valuable contributions to the proposed development. The feedback received will be carefully reviewed and considered by ACCIONA Energía and used to directly inform the overall delivery and design strategy for the BESS.

ACCIONA Energía is committed to providing project information to stakeholders, landowners and the local community that is clear, balanced and communicated in a straightforward, non-technical manner. A range of consultation activities have been conducted prior to the lodgement of the development application including community information sessions, consultation with Traditional Owners, and consultation with local emergency services personnel. Importantly, these engagement activities go beyond the statutory public notification requirements stipulated under the *Planning Act 2016* and Development Application Rules. Additionally, engagement with the wider community will occur as part of the formal public notification process in accordance with the Planning Act and *Development Assessment Rules*.

We note that ACCIONA Energía commenced the first round of community consultation on 26 and 27 November 2024, hosting information sessions in Inglewood, Karara and Warwick. ACCIONA Energía also commenced consultation with local emergency services personnel at a meeting held on 11 November 2024

in Karara. These sessions addressed site selection, access, key infrastructure, design, fire prevention, built-in BESS safety protections and mitigation strategies.

5.6. Pre-lodgement Discussions

The proposed development and BESS layout were reviewed during a formal pre-lodgement meeting with Goondiwindi Regional Council on 5 August 2024. The key matters discussed at the meeting and the Applicant’s response to these matters is provided in the table below.

Key Matter	Response
Council’s position is that the application should be submitted as an Undefined Use (Battery Storage Facility).	Noted. This application seeks development approval for an Undefined Use (Battery Storage Facility) as recommended by Council.
All relevant codes and overlays (including State Planning) are to be addressed in the Town Planning report.	Noted. As detailed in Sections 7 and 8 of this report the proposed development has been thoroughly assessed against all relevant Local and State codes and overlays.
Application will trigger referral to Powerlink. GRC officers advised to confirm if the subject land was also subject to a Ministerial Infrastructure Designation which could trigger further referral to SARA.	Noted. Please refer to Section 7 of this report for further details regarding applicable referral triggers. With regard to applicable Ministerial Infrastructure Designations, it is noted that the site is not subject to an infrastructure designation.

6. Landscape and Visual Impact

6.1. Introduction

SHG has conducted an independent landscape and visual impact appraisal of the proposed Karara BESS and associated operational infrastructure. The following section summarises the key findings of the assessment, focusing on the likely visual and landscape impacts of the development on identified key viewpoints and sensitive receptors in the surrounding area.

6.2. Viewshed Modelling Process

Viewshed modelling was carried out to identify potential visual impacts of the proposed BESS on its surroundings. The following steps outline the approach taken:

1. **View Corridor Identification:** LIDAR data and topographical 3D modelling was used to locate potential view corridors around the site.
2. **Sensitive Receptor Identification:** The closest sensitive receptors (residential dwellings) were identified based on their proximity to the proposed BESS.
3. **Viewshed Modelling:** Modelling was conducted from the identified receptor and viewpoint locations to determine the extent of the BESS's visibility.
4. **Impact Assessment:** The visual impact of the BESS on the landscape character and visual amenity was evaluated based on receptor sensitivity and magnitude of change.
5. **Mitigation Measures:** Where necessary, mitigation measures were recommended to minimize visual impact.

The following key receptors and viewpoints were identified and assessed for potential visibility of the BESS, considering both receptor sensitivity and the degree of change likely to be experienced:

- View Point 1. Carbean Road: Approximately 1.8 km from the project site (Figure 19);
- View Point 2. Existing Residential Dwelling: Located 4.4 km from the project site (Figure 19);
- View Point 3. Existing Residential Dwelling: Located 5.3 km from the project site (Figure 19);
- View Point 4. Existing Residential Dwelling: Located 5.4 km from the project site (Figure 20);
- View Point 5. Existing Residential Dwelling: Located 3.9 km from the project site (Figure 20).

6.3. Potential Visual Impacts

The visual impact of the proposed BESS has been evaluated using the SHG landscape and visual impact plans (see Figure 19, Figure 20 and **Appendix K**) and the findings outlined in Table 2: Landscape and Visual Impact Analysis. This evaluation assessed the visibility of the BESS from identified sensitive receptors, as well as its influence on the overall landscape character and visual amenity.

As illustrated in the landscape and visual impact plans (Figure 19 and Figure 20), the proposed BESS is unlikely to significantly affect the area's landscape character and is not expected to be visible from any of the five identified receptors and viewpoints.

The appraisal and supporting visual impact plans clearly indicate that the proposed BESS will have minimal impact on both the landscape character and visual amenity. This conclusion is supported by several key factors:

- The BESS and associated infrastructure are low rise and small in scale;
- The proposal does not compromise future rural and agricultural uses or the character of the area given no permanent buildings or structures are proposed. At the end of the operational life of the BESS, the subject land can be reverted back to its original use if necessary;
- The intensity of the operation of the BESS is commensurate with that of a typical agricultural land use and will have minimal operational traffic movements and off-site impacts;
- The project is co-located with the existing Powerlink MISS and over-head transmission line. It is generally considered that the co-location of industrial facilities reduces the overall visual intrusion of a project. Therefore, the BESS will be located in an area with existing infrastructure which limits the degree of change to the visual and rural landscape;
- The presence of existing electricity and renewable energy infrastructure in the surrounding area and traversing the subject land;
- Intervening vegetation providing natural screening;
- Significant separation distance from sensitive receptors (in excess of 3.9 km).

Taking these factors into account, it is reasonable to conclude that the proposed Karara BESS is appropriately sited and can be integrated into the existing modified landscape without causing significant adverse effects on the area's landscape character.

The battery storage containers and power stations, standing at a height of 2.8m, will be fully screened from all identified receptors by existing vegetation, which varies in height from approximately 4.0 to 9.0m.

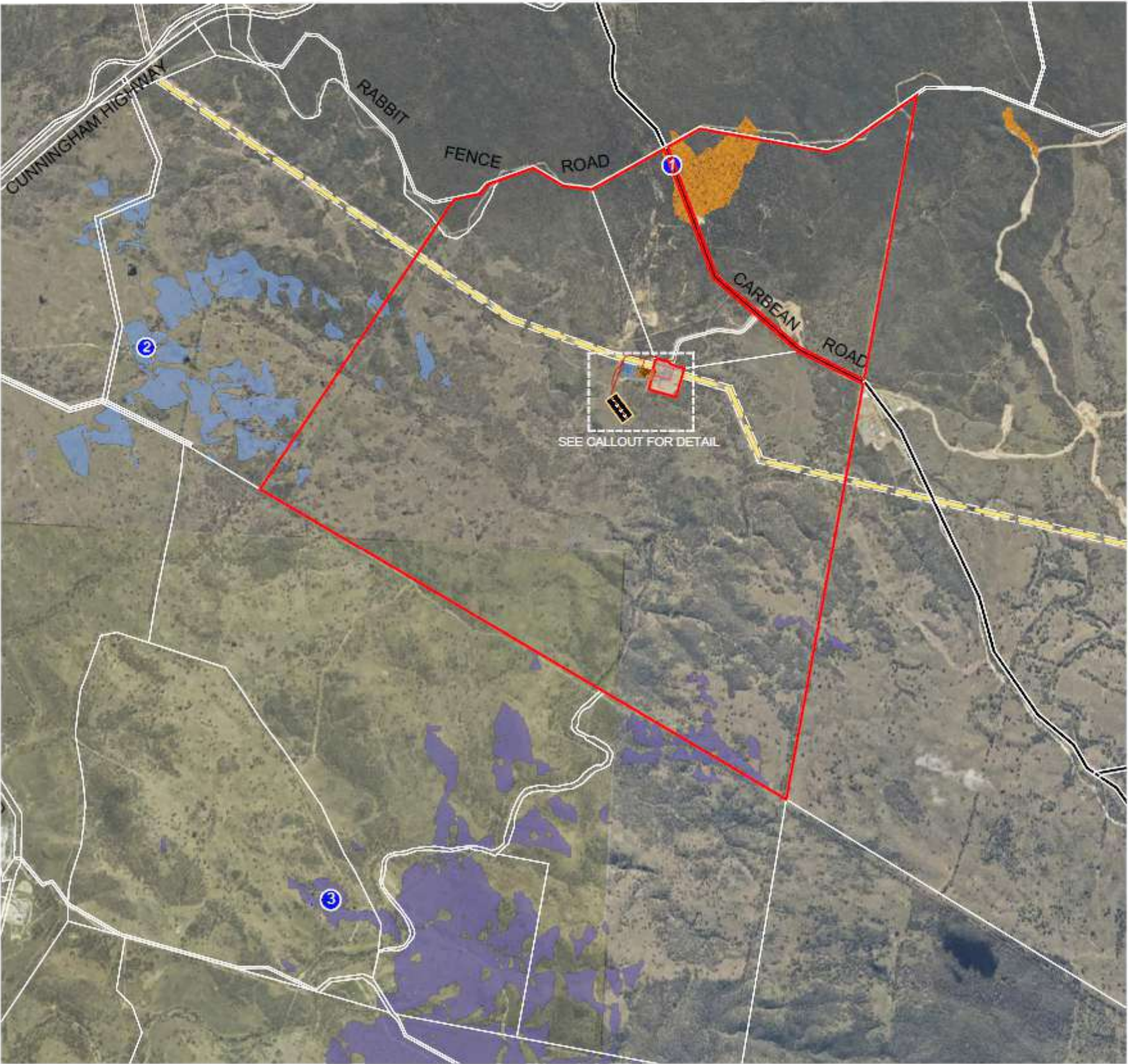
While the highest point of the proposed BESS substation reaches an elevation of 11.0m, its proximity to the existing MISS infrastructure and the distance from sensitive receptors reduce the likelihood of any significant additional visual impact beyond the current conditions. Refer to Figure 188 for an indicative illustration of the proposed BESS substation.

Please refer to the supporting Landscape and Visual Impact Plans (Figure 19, Figure 20 and **Appendix K**) and Table 2: Landscape and Visual Impact Analysis for an assessment of the effects of the proposed BESS on visual amenity and the prevailing landscape character.

6.4. Mitigation Measures

Given the negligible visual impacts of the proposed BESS on surrounding receptors and viewpoints, additional mitigation measures, such as vegetation screening, are not considered necessary.

KARARA BESS VISUAL IMPACT ANALYSIS



LEGEND

- Lot Boundary
- Existing Powerlink Transmission Line and Easement
- Road

VISIBILITY ANALYSIS

- 1 View Point from Carbean Road
- 2 View Point from Existing Dwelling 4.4km to BESS
- 3 View Point from Existing Dwelling 5.3km to BESS

- Visible area from View Point 1
- Visible area from View Point 2
- Visible area from View Point 3

Note: Existing Cadastral Boundary shown in white line

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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PROJECTION: GDA84
SUBJECT BOUNDARIES: DCDB
DIGITAL ELEVATION MODEL: LIDAR (ELV13)
IMAGERY: GOOGLE EARTH AND QLD GLOBE
BESS DETAIL BY CLIENT

CALLOUT - BESS DETAIL



LEGEND

- Substation
- O & M Facility
- Existing MISS Substation Fence
- BESS
- Access Track

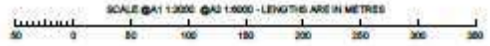
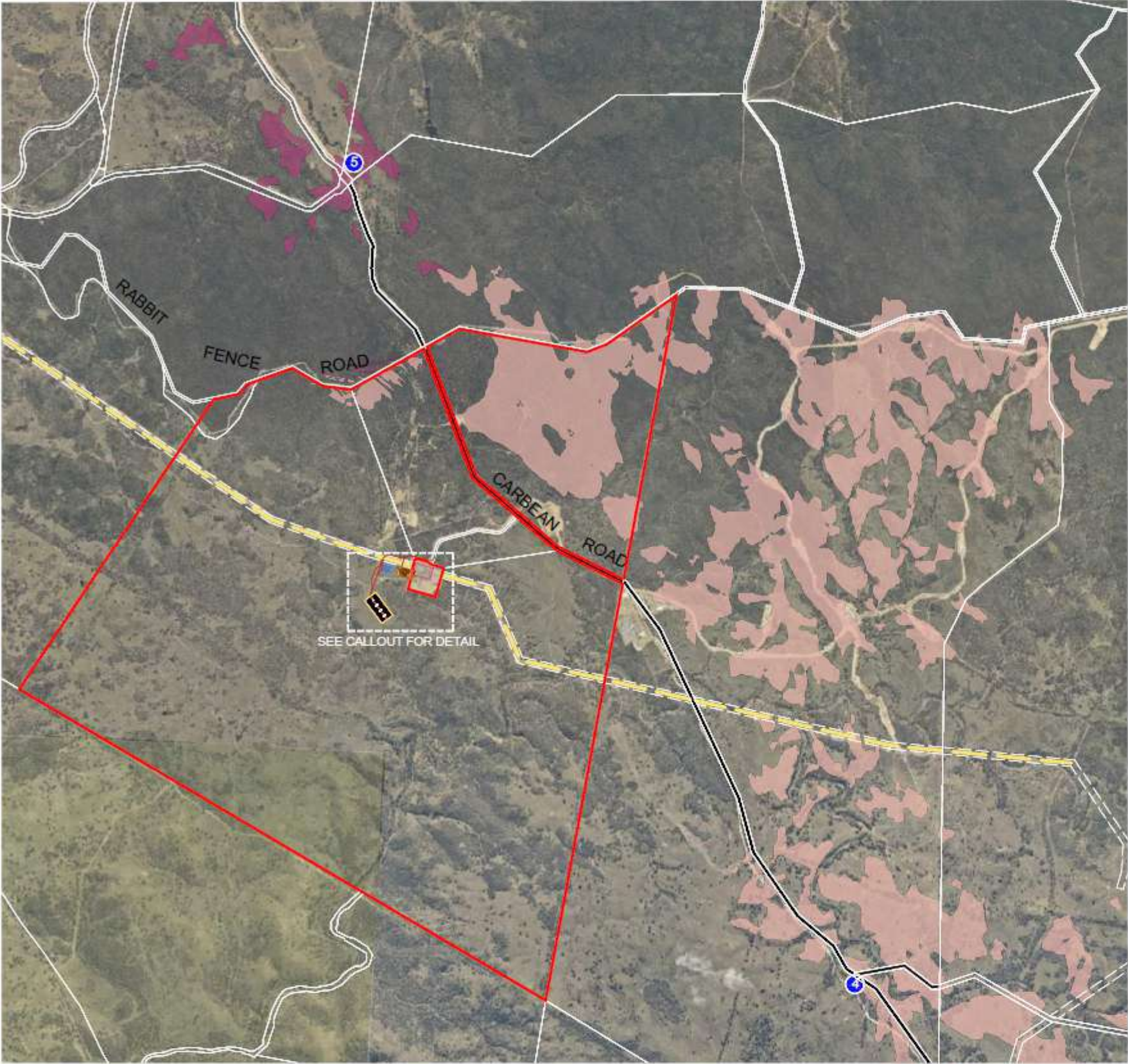


Figure 19: Sensitive Receptor Visual Assessment (Source: Saunders Havill Group)

KARARA BESS VISUAL IMPACT ANALYSIS



LEGEND

- Lot Boundary
- Existing Powerlink Transmission Line and Easement
- Road

VISIBILITY ANALYSIS

- 4 View Point from Existing Dwelling 5.4km to BESS
- 5 View Point from Existing Dwelling 3.9km to BESS
- Visible area from View Point 4
- Visible area from View Point 5

Note: Existing Cadastral Boundary shown in white line

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PROJECTION: GDAS4
SUBJECT BOUNDARIES: DCDB
DIGITAL ELEVATION MODEL: LIDAR (ELVIS)
IMAGERY: GOOGLE EARTH AND QLD GLOBE
BESS DETAIL BY CLIENT

CALLOUT - BESS DETAIL



LEGEND

- Substation
- O & M Facility
- Existing MDS Substation Fence
- BESS
- Access Track

SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES

Figure 20: Sensitive Receptor Visual Assessment (Source: Saunders Havill Group)

Table 2: Landscape and Visual Impact Analysis

	View Point 1	View Point 2	View Point 3	View Point 4	View Point 5
Location and distance from BESS	Carbean Road 1.8km north of the project site	Existing Dwelling located 4.2km west of the project site	Existing Dwelling located 5.5km south-west of the project site	Existing Dwelling located 5.4 km from the project site	Existing Dwelling located 3.9 km from the project site
Figure Reference	Figure 19	Figure 19	Figure 19	Figure 20	Figure 20
Anticipated change to view	The proposed battery storage containers are low profile, with a maximum height of 2.8m and will be screened from sensitive receptors by existing vegetation, which averages between approximately 4.0m and 9.0m in height. The proposed substation, with a maximum height of 11.0m, is located adjacent to the existing MISS infrastructure, making it unlikely to cause any further adverse impact on visual amenity beyond the current conditions.				
Sensitivity / Susceptibility to Change (number, frequency, duration and proximity of viewers)	Negligible	Negligible	Negligible	Negligible	Negligible
Magnitude of Change (nature, scale and duration of the change expected to occur)	Negligible	Negligible	Negligible	Negligible	Negligible
Significance of Impact (Please refer to Significance of Impact Matrix below for further details)	Low	Low	Low	Low	Low

Significance of Impact Matrix

Magnitude of Change		Sensitivity / Susceptibility to Change				
		Negligible	Minor	Moderate	Major	Catastrophic
		1	2	3	4	5
Catastrophic	5	5 Medium	10 High	15 High	20 Extreme	25 Extreme
Major	4	4 Low	8 Medium	12 High	16 High	20 Extreme
Moderate	3	3 Low	6 Medium	9 Medium	12 High	15 High
Minor	2	2 Low	4 Low	6 Medium	8 Medium	10 High
Negligible	1	1 Low	2 Low	3 Low	4 Low	5 Medium

7. State Framework and Assessment

7.1. Overview

This section provides an overview the existing State legislative planning framework applying to the subject land and proposed development. The key legislative matters are addressed in detail in the following sections.

7.2. Planning Act 2016

The proposed development is assessable and subject to Impact Assessment pursuant to s45(5) of the Planning Act:

An impact assessment is an assessment that –

- (a) Must be carried out –
 - (i) Against the assessment benchmarks in a categorising instrument for the development; and
 - (ii) Having regard to any matters prescribed by regulations for this subparagraph; and
- (b) May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

7.3. Regulated Requirements Prescribed in the Planning Regulation 2017

The regulated requirements prescribed in the Planning Regulation are not appropriately reflected in full in the GRC Planning Scheme.

7.4. State Planning Policy

The *State Planning Policy 2017* (SPP) sets out the State Government's interests in land-use planning and development across Queensland. The SPP identifies 17 State interests that must be considered in every Planning Scheme across Queensland. The SPP is the primary State planning instrument in Queensland and sits above Regional Plans and Planning Schemes under the hierarchy of planning instruments under the Planning Act.

To support the SPP, matters of State interest are spatially defined as layers included in the SPP Interactive Online Mapping System. The Online Mapping System helps local government, the community and industry understand and interpret where and how State interest policies apply in land use planning and development. As shown on the SPP Online Mapping System, the subject land is identified as containing the following State interests:

Biodiversity

- MSES - Wildlife Habitat (Endangered or Vulnerable)
- MSES - Regulated Vegetation (Category B)
- MSES - Regulated Vegetation (Essential Habitat)
- MSES - Regulated Vegetation (Intersecting a Watercourse)

Water Quality

- Water Resource Catchments

Natural Hazards Risk and Resilience

- Flood Hazard Area - Local Government Flood Mapping Area
- Bushfire prone area

Energy and Water Supply

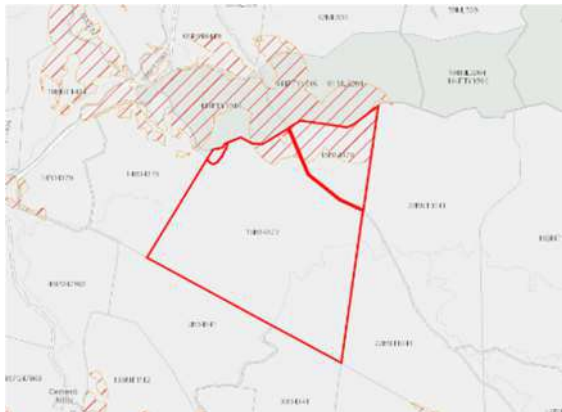
- Major Electricity Infrastructure (Powerlink)

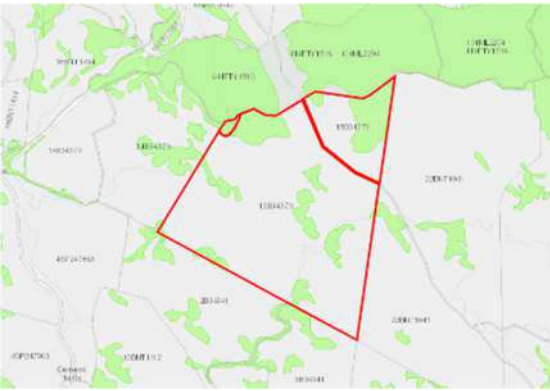
In accordance with Section 26(2)(a)(ii) of the Planning Regulation, Council will assess a development application against the assessment benchmarks in Part E of the SPP when a Planning Scheme has not yet been appropriately updated to incorporate the SPP State interests.

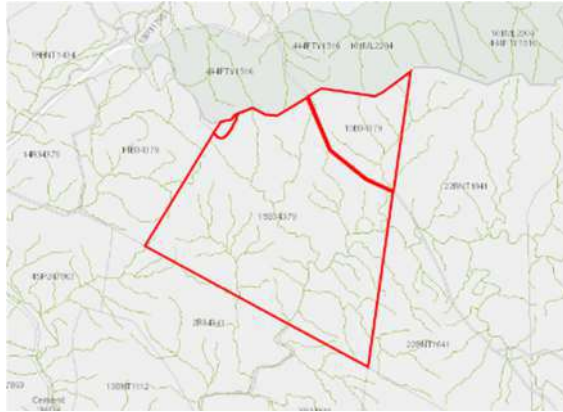
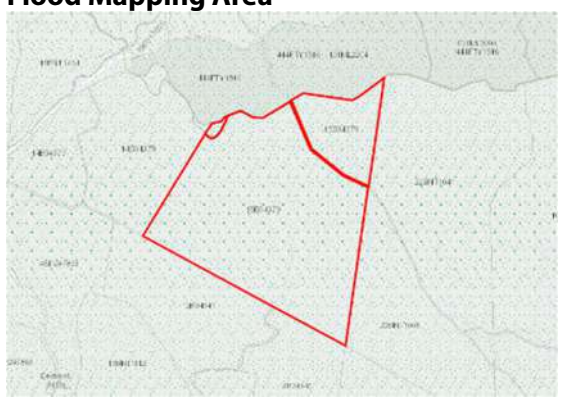
Section 2.1 of the GRC Planning Scheme identifies that the SPP April 2016 version is appropriately reflected in the Planning Scheme. However, it is acknowledged that SPP 2016 has been updated and SPP 2017 is now in effect and Section 2.1 will be updated once the Minister has provided advice on which aspects of the SPP (July 2017 version) have been appropriately integrated in the GRC Planning Scheme.

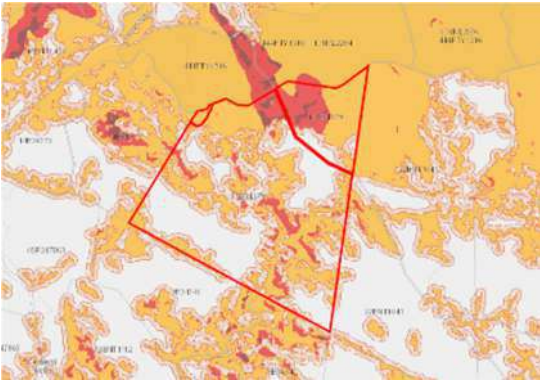
Notwithstanding the above, consideration has been given to the relevant assessment benchmarks specified in Part E of the SPP 2017 as detailed in the table below.

Summary of applicable State Interests

SPP Mapping Extract and State Interest	Comment
Environment and Heritage – Biodiversity	
MSES - Wildlife Habitat (Endangered or Vulnerable) 	Matters of State Environmental Significance (MSES) are identified under SPP mapping, including wildlife habitat and regulated vegetation. The SPP does not contain any specific assessment benchmarks for the Biodiversity State interest. However, where the Planning Scheme has not appropriately integrated the State interest, for the purposes of development assessment, the Assessment Manager must have regard to the SPP (including the Biodiversity State interest statement and policies). The SPP applies as a matter to have regard to where the Assessment Manager considers these matters are relevant to the proposed development and only to the extent of any inconsistency with the Planning Scheme. The northern portion of the subject land contains MSES that is habitat containing endangered or vulnerable species. The SPP benchmarks require that development avoids areas of MSES or where reasonably unavoidable that measures are incorporated to minimise and mitigate any impacts.

SPP Mapping Extract and State Interest	Comment
	The MSES – wildlife habitat (endangered or vulnerable) overlay is an informative layer where any clearing of the MSES would result in heftier offset requirements. The BESS Site Layout Plan indicates that the development footprint is not located in areas mapped as MSES - Wildlife Habitat and therefore does not compromise this State interest. Please refer to the enclosed Ecological Assessment Report for further details regarding this item.
MSES - Regulated Vegetation (Category B) 	The subject land contains regulated native vegetation including Category B (remnant) Vegetation scattered throughout the site. The SPP benchmarks require that development avoids any impact on mapped MSES and if avoidance is unable to be achieved that measures to minimise disturbance and mitigate impact (i.e. rehabilitation) are implemented. Where clearing of Category B vegetation is required, a relevant purpose determination from the Department of Resources under section 22a of the <i>Vegetation Management Act 1999</i> must be issued before an application can be made. Otherwise, the clearing would result in prohibited development. Where a determination has been received, an application would require referral to the State's Department of Housing, Local Government, Planning and Public Works (DHLGPPW) to assess the extent of clearing. The Site Layout Plan indicates that the proposed development footprint avoids all areas of mapped Category B regulated vegetation and will not further compromise this State interest. Where clearing of Category B vegetation is avoided, a relevant purpose determination is not required and referral to the State would not be necessary for this matter. Please refer to the enclosed Ecological Assessment Report for further details regarding this item.

SPP Mapping Extract and State Interest	Comment
MSES - Regulated Vegetation (Essential Habitat) 	The MSES essential habitat layer is an informative layer which adds a level of additional protection and constraint. In an instance where a Category B vegetation area is identified to be essential habitat, then any clearing could result in heftier offset requirements to counterbalance the proposed extent of disturbance. The Site Layout Plan indicates that the proposed development footprint is located outside any area containing MSES essential habitat. Therefore, the development does not compromise this State interest. Please refer to the enclosed Ecological Assessment Report for further details regarding this item.
MSES - Regulated Vegetation (Intersecting a Watercourse) 	The subject land contains a series of waterways, to which any vegetation intersecting the waterways is determined to be MSES. The SPP benchmarks require that any existing vegetation intersecting the waterway is to be retained and measures should be implemented as to ensure the waterway is appropriately protected and rehabilitated where possible. The Site Layout Plan indicates that the development footprint is located away from any of the mapped waterways that are identified on the MSES layer. As such, it is likely the development will not pose a risk to this State interest. Please refer to the enclosed Ecological Assessment Report for further details regarding this item.
Natural Hazards Risk and Resilience	
Flood Hazard Area - Local Government Flood Mapping Area 	The Flood Hazard Area – Local Government Flood Mapping Area captures the entirety of the State and simply devolves the assessment of flood risk to the Local Government and local government Planning Scheme flood overlay mapping and codes. There are no Planning Scheme Flood Hazard overlays applicable to the subject development area therefore no further assessment is required.

SPP Mapping Extract and State Interest	Comment
Bushfire Prone Area 	The subject land is identified as a bushfire hazard area by the SPP Bushfire prone area overlay map. The SPP benchmarks require that all development is to be located outside the bushfire risk area or that the risk is appropriately mitigated through effective measures. A Bushfire Hazard Assessment and Management Plan (Appendix E) has been completed and addresses the relevant benchmarks for bushfire hazard risk against the SPP. Section 6 of the enclosed report provides further details as to the proposed bushfire mitigation strategy for the development.
Energy and Water Supply	
Major Electricity Infrastructure (Powerlink) 	The subject land contains a Powerlink easement for transmission line infrastructure. Any development application over the subject land would require referral to Powerlink to provide comment as an Advice Agency. The proposal involves infrastructure in proximity to the easement corridor. It is confirmed that the application will be referred to Powerlink in accordance with the applicable referral requirements as identified in Section 7.7 of this report.

7.5. Regional Plan

The entirety of the subject land is situated within the *Darling Downs Regional Plan 2013* (Regional Plan) area. The subject land is not included within the Priority Living Area or Priority Agricultural Area under the Regional Plan. As such, no designated land use category applies to the subject land. Furthermore, the Regional Plan does not include any regulatory provisions that would constrain the development potential over the subject land.

It is noted that the Regional Plan reinforces the importance of electricity generation, transmission and distribution networks in response to forecast population and industry growth. Opportunities for leveraging electricity infrastructure to boost economic development is also identified as a priority outcome.

Section 2.2 of the GRC Planning Scheme identifies that the Strategic Framework appropriately advances the *Darling Downs Regional Plan 2013*. No further assessment is therefore required.

7.6. Designated Premises

The subject land is not a designated premise.

7.7. Referrals

Under the Planning Act and Planning Regulation various components of development applications trigger referral to external Referral Agencies. Section 56 of the Planning Act prescribes the powers granted to referral agencies, which include the ability to request additional information and to direct the Assessment Manager to approve development, impose conditions, or refuse the application. The Planning Regulation identifies where referral agencies assessment powers are limited to the provision of advice only.

An assessment of Schedules 9 and 10 of the Planning Regulation confirms that the application involves referral for the following matters:

Powerlink Queensland

- Schedule 10, Part 9, division 2, table 2, Item 2 - Material change of use of premises near a substation site or subject to an easement.

It is noted that formal discussions between Powerlink and the Applicant were conducted during the initial design phase of the development to ensure that the proposed BESS does not adversely impact with Powerlink assets and associated easements.

8. Local Framework and Assessment

8.1. Local Categorising Instrument

The proposed development has been lodged pursuant to and assessed against the relevant provisions of the *Goondiwindi Regional Council Planning Scheme 2018* (GRC Planning Scheme) as detailed in the following sections.

8.2. Land Use Definition

The Planning Regulation was amended in December 2022 to include a new use term for battery storage facility (which allows Local Government to include the new term into their Planning Scheme with an appropriate level of assessment). BESS was previously captured under 'major electricity infrastructure', 'substation' or 'Undefined Use' which typically triggered Impact Assessment and public notification.

The Planning Regulation sets out the only land use terms that may be adopted in local government Planning Schemes in Schedule 3. These are complemented by the use terms definitions in Schedule 24 of the Planning Regulation.

Schedule 3 includes the use term 'battery storage facility'. Schedule 24 includes the following definitions:

Battery storage facility means the use of premises for the operation of 1 or more battery storage devices.

Battery storage device —

a) means plant that —

i. converts electricity into stored energy; and

ii. releases stored energy as electricity; and

b) includes any equipment necessary for the operation of the plant.

The current GRC Planning Scheme does not include 'battery storage facility' as a defined land use. As such, as discussed and agreed at the pre-lodgement meeting held on the 5 August 2024, this development application seeks approval for an Undefined Use (Battery Storage Facility).

8.3. Category of Development and Assessment

An Undefined Use is subject to Impact Assessment.

8.4. Applicable Assessment Benchmarks

As the application is subject to Impact assessment, it is assessable against the entire GRC Planning Scheme, to the extent relevant. The following assessment benchmarks are relevant to the development application and have been addressed as part of this application in the location shown in the table below:

Assessment Benchmark	Responsible Consultant	Response Location
Rural Zone Code	Saunders Havill Group	Appendix B

Assessment Benchmark	Responsible Consultant	Response Location
Rural Activities Code	Saunders Havill Group	Appendix B
Transport and Infrastructure Code	Saunders Havill Group	Appendix B
Biodiversity Overlay Code*	Saunders Havill Group	Appendix B
Bushfire Hazard Overlay Code	Saunders Havill Group	Appendix B
Flood Hazard Overlay Code*	Saunders Havill Group	Appendix B

* It is noted that the project site is not mapped as being affected by the above overlays, however an assessment against these codes is provided as requested by Council.

8.5. Planning Scheme Strategic Framework

The following sections of the Strategic Framework are applicable to the subject land and proposed BESS:

- Theme 3.3 – Settlement Pattern (rural area)
- Theme 3.4 – Natural Environment (contains regulated vegetation and wildlife habitat areas)
- Theme 3.5 – Natural Resources (mining lease area)
- Theme 3.6 – Community Identity (element 3.6.6 – scenic amenity and regional landscape character)
- Theme 3.7 – Economic Development (mining lease area)
- Theme 3.8 – Access, mobility and transport
- Theme 3.9 – Infrastructure and services

A response to the relevant themes of the GRC Planning Scheme Strategic Framework is provided in the table below.

Theme	Response
3.4 Natural Environment	According to the Natural Environment Strategic Framework Map – the subject land contains areas of MSES as reflective of the SPP mapping. In accordance with this strategic intent, development is located outside of MSES areas and avoids fragmentation of habitat corridors.
3.5 Natural Resources	In accordance with this strategic intent, the proposed development has a small footprint and will not significantly compromise the long-term use of the subject land for agricultural activities. If deemed necessary, the subject land can be reverted to its existing use at the end of the operational life of the BESS.
3.7 Economic Development	The proposed development importantly contributes to the diversification of rural industries. In addition, the proposed development will not significantly compromise the long-term use of the subject land for agricultural activities. If deemed necessary, the subject land can be reverted to its existing use at the end of the operational life of the BESS. The development is sited in a highly disturbed and modified area of rural land that contains major electricity infrastructure including substations, high voltage transmission lines and the MacIntyre Wind Farm.

Theme	Response
3.8 Access Mobility and Transport	The subject land is accessible via existing road networks. Additional internal tracks for construction and operational purposes will be constructed where necessary.
3.9 Infrastructure and Services	Connections to water, sewer and stormwater infrastructure are not required for the proposed BESS. Therefore, the development will not obstruct the existing infrastructure network.

8.6. Planning Scheme Zone

Under the GRC Planning Scheme, the subject land and immediate surrounds are located within the Rural Zone.

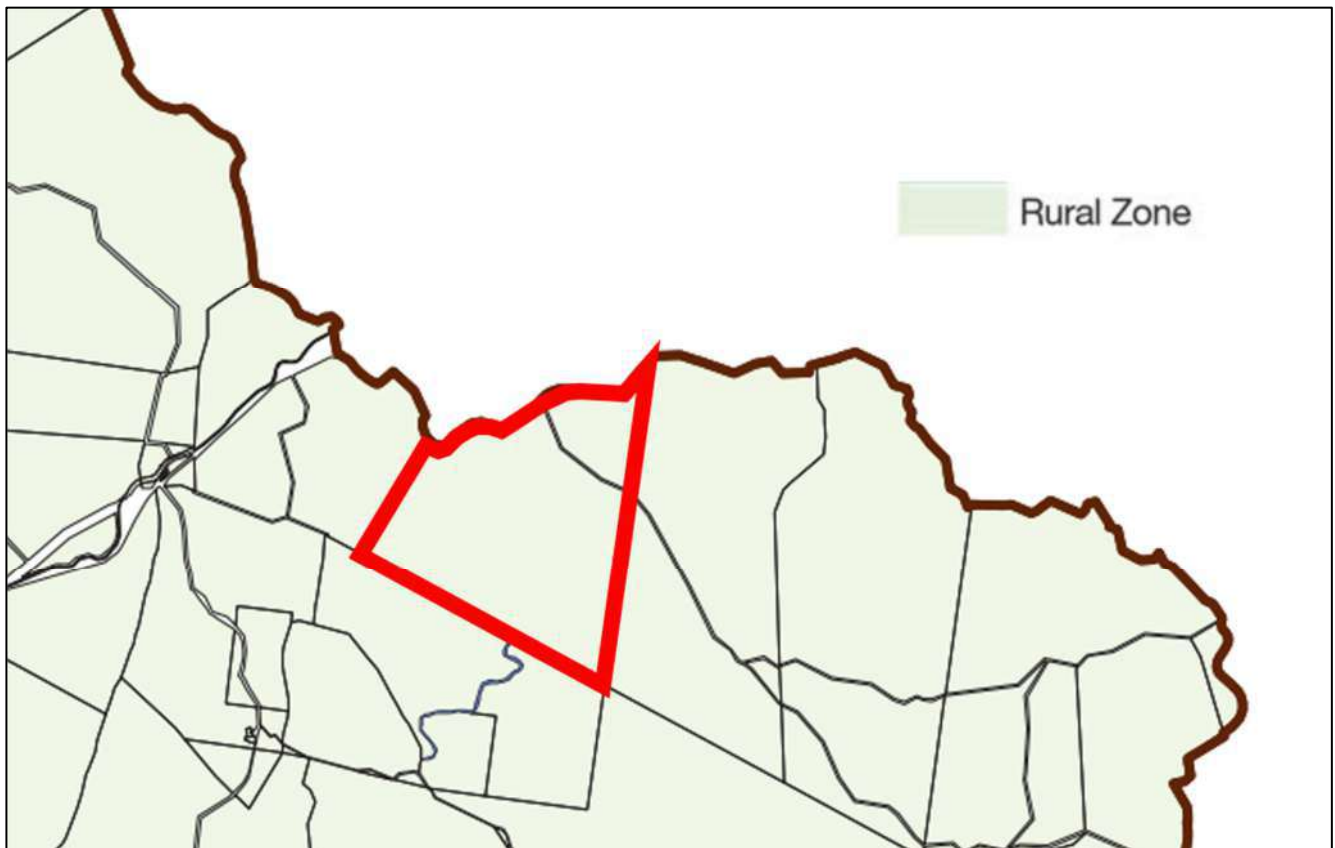


Figure 21: Planning Scheme zoning (Source: Goondiwindi Regional Council)

In accordance with Section 6.2.9.2 of the GRC Planning Scheme, the purpose of the Rural Zone is to:

- (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
- (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

In accordance with the overall outcomes of the Rural Zone Code, the proposed development will not:

- Negatively impact on the character or amenity of the area due to its small scale and limited intensity;
- Prevent the colocation of agricultural activities on site;
- Adversely impact on natural and cultural resources;
- Negatively impact on the productive capacity of the land;
- Impact the viability of rural activities from the encroachment of sensitive land uses (the proposal is not a defined sensitive land use);
- Negatively impact on the landscape values or scenic amenity of the Rural Zone.

In addition, the following matters are noted:

- The intensity of the operation of the BESS is commensurate with that of a typical agricultural land use and will have minimal operational traffic movements and off-site impacts;
- The proposed BESS, Operations & Maintenance Facility and substation will have a low visual profile and a small development footprint (approximately 5.075ha) and therefore will not significantly compromise the scenic amenity of the Rural Zone or the long-term use of the subject land for agricultural or rural activities;
- The selected site provides the opportunity for the proposed BESS to be co-located with other industrial uses (Powerlink high-voltage transmission lines, MISS, MacIntyre Wind Farm and existing and historic mining leases. It is generally considered that the co-location of industrial facilities reduces the overall visual intrusion of a project. Therefore, the BESS will be located in an area with existing infrastructure which limits the degree of change to the visual and rural landscape;
- If deemed necessary the subject land can be reverted back to agricultural or rural uses at the end of the operational life of the BESS.

As demonstrated in the preceding sections of this report and enclosed supporting technical documents, the proposed BESS is considered to comply with the Rural Zone Code overall outcomes and can therefore be supported by Council.

8.7. Overlays

There are no GRC Planning Scheme overlays applicable to the project site.

8.8. Temporary Local Planning Instruments

There are no current or proposed Temporary Local Planning Instruments (TLPI) within the GRC Planning Scheme that would directly impact the subject land.

9. Conclusion

This Town Planning Report has been prepared by SHG on behalf of ACCIONA Energía, in support of a development application seeking approval for a Development Permit for a Material Change of Use for Undefined Use (Battery Storage Facility) over part of land located at Carbean Road, Karara Queensland 4352.

The development application has been thoroughly assessed against the relevant requirements of the GRC Planning Scheme and State Planning Policy, and it is considered that the proposal has considerable planning merit and is appropriate to the site in which it is located and should be favourably determined by Council.

Based on this assessment we believe that the proposal aligns with the desired intents and outcomes of the GRC Planning Scheme and is compatible with the intent of the Rural Zone Code. All site and planning constraints have been identified and addressed during the preparation of this application. The sufficient grounds to warrant approval include:

- The proposal is consistent with the purpose of the Planning Act set out in Section 5(2) in that it promotes the sustainable use of **renewable natural resources**, including biological, **energy**, extractive, land and water resources that contribute to economic development through employment creation and wealth generation;
- The proposed development makes a meaningful contribution to the Queensland Energy and Jobs Plan targets of supplying 70% renewable energy by 2032 and 80% by 2035;
- The proposed development is consistent with the planning intent and provisions of the GRC Planning Scheme, SPP 2017 and *Darling Down Regional Plan 2013*;
- The proposal complies with the intent of the Rural Zone Code, offering opportunities for a renewable energy use that is compatible with agriculture, environmental features and landscape character of the rural area, without compromising the long-term use of the land;
- The proposal complies with the relevant State Planning Policies and has been carefully located to avoid constrained areas of the site;
- The proposed development does not result in significant impacts on the biodiversity values of the site or surrounding lands;
- The application seeks approval for a Battery Storage Facility with a relatively compact development footprint and compatible with existing and surrounding land uses including the MacIntyre Wind Farm, the approved Karara Wind Farm, MISS and overhead transmission line; ;
- The proposal ensures the long-term agricultural use of the land is not compromised;
- The proposed Battery Storage Facility is of low intensity and will not generate unacceptable adverse visual or amenity impacts;
- The proposal is situated within an area already developed for renewable energy purposes, aligning with community expectations for the locality and site.

It is therefore recommended that this development application be approved, subject to relevant and reasonable conditions.

Appendices

Appendix A.	DA Form 1
Appendix B.	Code Compliance Tables
Appendix C.	Certificate of Title and Signed Land Owner's Consent
Appendix D.	Proposed Site Layout Plan
Appendix E.	Bushfire Hazard Assessment and Management Plan
Appendix F.	Ecological Assessment Report
Appendix G.	Concept Site Based Stormwater Management Plan (to be submitted shortly)
Appendix H.	Traffic Impact Assessment (to be submitted shortly)
Appendix I.	Noise Impact Assessment (to be submitted shortly)
Appendix J.	Site Searches
Appendix K.	Landscape and Visual Impact Plans