

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	<i>To be maintained at all times</i>

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Site Access Plan	Kuga Energy	J3087-003, ver. 1	04/09/2025
PV Layout	Kuga Energy	J3087-004, ver. 1	04/09/2025
DC Wiring Schematic	Kuga Energy	J3087-007, ver. 1	04/09/2025
AC SLD	Kuga Energy	J3087-008, ver. 1	04/09/2025
Combiner Box Details	Kuga Energy	J3087-0010, ver. 1	04/09/2025
Fixed Tilt System Drawing	Kuga Energy	J3087-0011, ver. 1	04/09/2025
Trenching Layout	Kuga Energy	J3087-0016, ver. 1	04/09/2025
Trenching Details	Kuga Energy	J3087-0017, ver. 1	04/09/2025
Cable Tray	Kuga Energy	J3087-0018, ver. 1	04/09/2025
Earthing Layout	Kuga Energy	J3087-0020, ver. 1	04/09/2025

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of use.	<i>Within 30 business days of commencement of use</i>

Condition 3 – ‘As constructed’ plans		Timing
3.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf and shape files.</p>	<i>Prior to commencement of use</i>

Condition 4 - auditing		Timing
4.1	<p>Prepare and submit an audit report to the Coordinator-General.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>Within 30 business days of commencement of use</i>

Condition 5 - inspection		Timing
5.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.</p> <p><i>Note: where practical, 48 hours' notice will be provided.</i></p>	<i>At all times</i>

Condition 6 – complaints		Timing
6.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received (b) complainant's details including name and contact information (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. 	<i>At all times</i>
6.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
6.3	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 7 – access and vehicle parking		Timing
7.1	On site vehicle access, parking, internal roadways and manoeuvring for vehicles associated with the use shall be in accordance with the Site Access Plan, drawing no. J3087-003, ver. 1, prepared by Kuga Energy, dated 4 September 2025 in Table 1.	<i>Prior to commencement of use</i>
7.2	The vehicle access point, parking, internal roadways and vehicle manoeuvring are to be constructed to the relevant Bundaberg Regional Council standards.	<i>Prior to commencement of use</i>
7.3	Where compacted all-weather road-base material is to be used for the laydown, parking and manoeuvring, such areas are to be maintained to ensure dust does not cause an environmental nuisance.	<i>At all times</i>
7.4	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>
7.5	All parking is to occur on site.	<i>At all times</i>

Condition 8 – construction management plan		Timing
8.1	<p>Prepare a construction management plan (by a suitably qualified person in accordance with current best practice) that includes the following:</p> <ul style="list-style-type: none"> a) management of noise and dust generated from the site during and outside construction work hours b) erosion and sediment control management 	<i>Prior to commencement of site works</i>

	<ul style="list-style-type: none"> c) management of traffic around and through the site during and outside of construction work hours d) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties e) management of contaminated soils (if required) including removal, treatment and replacement f) site remediation plans g) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions h) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required. 	
8.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during construction</i>

Condition 9 – stormwater management and infrastructure		Timing
9.1	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual.	<i>Prior to commencement of use</i>
9.2	Stormwater infrastructure, including along the street frontage and driveway drainage structures, must be designed and constructed to have no adverse impacts on flows and stormwater capacity, or to existing and future (indicated) upstream and downstream uses.	<i>At all times</i>
9.3	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
9.4	Provide the discharge of stormwater drainage flows to a lawful point of discharge.	<i>At all times</i>

Condition 10 – services and utilities		Timing
10.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
10.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc) necessary to the development.	<i>At all times</i>

Condition 11 – hazardous materials		Timing
11.1	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
11.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 12 – acid sulfate soils		Timing
12.1	Acid sulfate soil sampling and testing should be undertaken prior to earthworks to determine the presence of acid sulfate soils.	<i>At all times</i>
12.2	In the event that the works cause disturbance or oxidation of acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines, prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.	<i>Upon disturbance or oxidation until the affected soil has been neutralised or contained</i>

Condition 13 – glint and glare impacts		Timing
13.1	Buildings and structures are designed and constructed to reduce visual impacts and negate excessive light in the form of glint and glare, particularly where visible from the street, in accordance with current best practise.	<i>To be maintained</i>
13.2	<p>In the event a legitimate complaint is received in relation light nuisance, the developer/operator must engage a suitably qualified consultant to undertake an assessment addressing the glint and glare emanating from the site associated with the use in accordance with the relevant provisions of the <i>Environmental Protection Act 1994</i>.</p> <p>The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations of light attenuation measures.</p> <p>The developer/operator must provide a copy of the report to the Coordinator-General and implement the recommendations within 3-months of supplying the report.</p>	<i>As indicated</i>

Condition 14 – temporary uses		Timing
14.1	Unless otherwise agreed to in writing by the Coordinator-General, remove all temporary structures/areas identified on Site Access Plan, drawing no. J3087-003, ver. 1, prepared by Kuga Energy, dated 4 September 2025.	<i>Within 6 months of the renewable energy facility use commencing</i>
14.2	Rehabilitate the site to the original condition or as otherwise agreed to with the landowner.	<i>Within 3 months of the removal of the temporary infrastructure</i>
14.3	Provide notification and photographic evidence of the removal of temporary infrastructure and rehabilitation undertaken to the Coordinator-General.	<i>Within 30 business days of the removal of the temporary infrastructure</i>

Condition 15 – repair of damage		Timing
15.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of use</i>

Condition 16 – waste management		Timing
16.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
16.2	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>At all times</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the material change of use for a renewable energy facility within the Bundaberg State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

General environmental duty – Department of Environment, Tourism, Science and Innovation

Under section 319 of the *Environmental Protection Act 1994*, when undertaking any activity that causes, or is likely to cause, environmental harm, the applicant must meet their General Environmental Duty (GED); that is, all reasonable and practicable measures should be taken to prevent or minimise environmental harm from activities carried out.

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Bundaberg SDA Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
 - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure, Local Government and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning and Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.