

# EXEMPTION CERTIFICATE

# DA230008

GIVEN UNDER S46 PLANNING ACT 2016

THE EFFECT OF THIS EXEMPTION CERTIFICATE GIVEN UNDER SECTION 46 OF THE PLANNING ACT 2016 IS THAT THE DEVELOPMENT IDENTIFIED BELOW DOES NOT REQUIRE A DEVELOPMENT PERMIT.

## DETAILS OF PREMISES

Street address	Sefton Road Blairmore QLD
Real property description	Lot 10 on MZ67

## DETAILS OF LANDOWNER

Name	Cameron John & Lisa Catherine Hughes
Postal address	'Malarga' Malarga Downs Road BROOWEENA QLD 4620

*The Planning Act 2016 requires the Council give the certificate to each owner of the premises and each referral agency.*

## REQUESTER

Name	Attexo Group Pty Ltd
Postal address	108 Wickham Street, Ground Floor Fortitude Valley QLD 4006
Email address	chris.cantwell@attexo.com.au

## DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE APPLIES

This certificate applies to the following proposed development, which as a result, no longer requires a development permit.

**Meteorological Monitoring Mast** over part of Lot 10 on MZ67, as described in Attexo letter dated 7 March 2023 to the North Burnett Regional Council, including statements regarding the location, height, and duration.

*(Refer to additional supporting information over page)*

## ASSESSABLE DEVELOPMENT TRIGGERS

The planning scheme makes the proposed development assessable.

<input checked="" type="checkbox"/>	Tables 5.5.1 to 5.5.8—categories of assessment for making a material change of use in various zones
N/A	Table 5.6.1—categories of assessment for reconfiguring a lot
<input checked="" type="checkbox"/>	Table 5.7.1—categories of assessment for building work
<input checked="" type="checkbox"/>	Table 5.8.1—categories of assessment for operational work
N/A	Table 5.10.1—categories of assessment for overlays
N/A	Other—categories of assessment in relation to prescribed categories in Tables 5.4.1 and 5.4.2

## REFERRAL AGENCIES

<input checked="" type="checkbox"/>	There are no referral agencies for the development.
N/A	There are one or more referral agencies for the development.
N/A	All referral agencies have agreed in writing to the exemption certificate being given.

## REASONS FOR GIVING THE EXEMPTION CERTIFICATE

THE COUNCIL GIVES THIS EXEMPTION CERTIFICATE BECAUSE—



the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development;

The proposed development would be minor infrastructure with an inconsequential scale and footprint. It would be placed relatively distant from other uses and infrastructure and would have a minimal visual and environmental impact.

The effects of the development would be minor, considering the circumstances under which it was categorized as assessable development and the mast would be removed within five years.

the development was categorised as assessable development only because of particular circumstances that no longer apply;

N/A

the development was categorised as assessable development because of an error.

N/A

## ADDITIONAL SUPPORTING DOCUMENTATION

*The following attachments form part of this certificate—*



A written description of the proposed development—refer to Appendix 1



Plans or other drawings showing the proposed development—refer to Appendix 1

N/A

Further supporting or explanatory documentation

N/A

Other (please describe)—

## FURTHER PROVISIONS



This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.



This exemption certificate has effect for 2 years after the day the certificate was given.



The development stated in this exemption certificate must be complete within 2 years after the day the certificate was given.



A use that is the natural and ordinary consequence of the development must start within 2 years after the day the certificate was given.

N/A

A plan for reconfiguring a lot that is required under a regulation to be given to the local government for its approval must be given within 2 years after the day the certificate was given.



To the extent development does not comply with a requirement stated in this section, the exemption certificate has no effect.



Other provisions of the *Planning Act 2016* may apply to this exemption certificate.

## ENDORSEMENT BY CHIEF EXECUTIVE OFFICER

Exemption Certificate given today,

**21st**

**March**

**2023**

Day

Month

Year



David Rowland

*Interim Planning & Environment Manager*

# EXEMPTION CERTIFICATE

DA230008

## APPENDIX 1

Refer to the following pages for

**Appendix 1—Met Mast Exemption Request**

**Report by Attexo Group Pty Ltd**

**Date—6 March 2023**

**Plans of proposed Attexo – Met Mast and Access AU25\_02**

6 March 2023

Lyn McLeod  
Development Officer  
North Burnett Regional Council  
PO Box 390  
Gayndah QLD 4625

Dear Lyn,

## **Application for Exemption Certificate – Meteorological Monitoring Mast – Mainstream Australia**

Further to our meeting on 15 December 2022, this letter has been prepared on behalf of Mainstream Australia to apply for an exemption certificate through the provisions of section 46 of the *Planning Act 2016* (Planning Act) for the establishment of two temporary meteorological monitoring masts (met masts) on Lot 10 MZ67 and Lot 23 MZ411 within the North Burnett Regional Council (NBRC) local government area.

This letter provides:

- A description of the proposed met mast, including proposed location, access and site establishment requirements; and
- A justification under section 46(3)(b)(i) of the Planning Act as to why the effects of the development of the met mast would be minor and/or inconsequential.

## **1.0 Description of Proposed Use**

### **1.1 Background**

In the early stages of a wind farm project development, it is essential to obtain a clear and accurate understanding of the wind regime at the site in question. Information such as wind speed, wind direction, turbulence, temperature, air density and humidity need to be measured and assessed in order to select the correct locations for wind turbines, the correct type and size of wind turbines, and to optimise numerous aspects of these complex projects.

This information is typically obtained by installing met masts on potential project sites, with strategically mounted wind measurement equipment. It is essential that these masts are in place in the early stages of project development so that the information recorded can assist in informing that project design and development.

### **1.2 Structure**

The masts are temporary structures, with a specific purpose of informing the development stages of a potential wind farm project. The masts are removed prior to wind farm construction as they would otherwise interfere with the construction works. Permanent masts are installed at this time, forming part of the wider wind farm development application (under State Code 23 in Queensland).

The met masts are guyed lattice structures (cross-section is an equilateral triangle with up to 60 cm sides), up to 160 m tall. Anemometers (measuring wind speed), wind vanes and other wind condition sensors are installed at various heights, with a data logger at ground level.



The masts are installed by a team of approximately four technicians, typically in three days. A small concrete foundation (2 m x 2 m x 1 m) is poured in the centre, and the mast is installed section by section (3 m each) up to the desired height. Guy wires are mounted to the structure and are anchored into the ground at distances of 30 m, 70 m and 110 m. For the anchor points, a railway sleeper is typically buried about 2 m underground, and the guy wires are drilled into the sleeper and pull-strength tested.

### 1.3 Communications

The masts have a data logger and GSM communications system in place powered by a small solar panel. As owners, the developer can log-in to the masts at any point during daytime hours and interrogate the data and recordings. The masts also contact the developer's data centre at regular intervals to transmit data essential to inform the development of the project.

### 1.4 Clearance and Removal

A clearance area is required for the mast footprint. Normally a 1.5-hectare area would be cleared to allow construction to occur (see plans provided in **Attachment 1**). The clearing area generally covers the central mast and provides a 20 m separation from the three guy wires.

The measurement equipment (e.g., anemometers) has a design life of 3-5 years, and generally degrade later in life. The masts therefore have a useful life of 3-5 years; hence the temporary nature of the structures. It is possible to refurbish the masts should a longer time period be required, but this is rare.

On removal, the masts are removed in sections, anchor sleepers dug out and the central foundations removed and destroyed. Nothing of the installation will remain onsite.

### 1.5 Proposed Location

*Mt Walsh Met Mast 1 (AU25\_01): Lot 23 MZ411*

The proposed met mast is located off an existing landholder access track in an area previously cleared in the north western extent of Lot 23 MZ411. The met mast is proposed to be accessed via an existing farm/property track from Stockhaven Road. This may in some sections require slight widening of the track and the establishment of a new track from the existing property track of approximately 3.75 km to the proposed met mast site.

The met mast does not require clearing of regulated vegetation for the establishment of the structure or for establishing new tracks or for the widening of existing tracks. All works will be undertaken within areas mapped as non-remnant under the *Vegetation Management Act 1999*.

The proposed met mast is proposed to be 160 m tall. The met mast is significantly removed from areas of public access or influence, being approximately 3.75 km from the nearest sensitive land use.

A plan showing the proposed location for the met mast is included in **Attachment 1**.

*Mt Walsh Met Mast 2 (AU25\_02): Lot 10 MZ67*

The second proposed met mast is located in an area previously cleared in the southern central extent of Lot 10 MZ67. The met mast is proposed to be accessed via an existing farm/property track from Tomine Road. This may in some sections require slight widening of the track and the establishment of a new track from the existing property track of approximately 2.4 km to the proposed met mast site.

The met mast does not require clearing of regulated vegetation for the establishment of the structure or for establishing new tracks or for the widening of existing tracks. All works will be undertaken within areas mapped as non-remnant under the *Vegetation Management Act 1999*.



The proposed met mast is proposed to be 160 m tall. The met mast is significantly removed from areas of public access or influence, being approximately 2.4 km from the nearest sensitive land use.

A plan showing the proposed location for the met mast is included in **Attachment 2**.

## 2.0 Justification – Minor or Inconsequential Effects

Under section 46(3)(b)(i) of the Planning Act, an exemption certificate can be issued for a scenario where the effects of a proposed development are minor or inconsequential, having regard to the circumstances under which the development was categorised as assessable development.

As there is no use definition within the NBRC Planning Scheme that adequately suits a met mast, the development would be considered an “undefined” use for which Impact Assessment is required in accordance with the provisions of the Planning Act. Given the remote nature of the proposed met masts, the benign characteristics of the masts’ operational life and the temporary timeframe within which the masts will be erected and operational, it is contended that the effects of the proposed development are minor and inconsequential. That is, the development of the masts are not important or significant in the context of the surrounding uses, nor will the establishment and operation of the masts impact on the existing use of the properties. The proposed development does not present a risk of nuisance to members of the public. There is also no approval requirement under the *Vegetation Management Act 1999* in relation to the works associated with the met masts and access tracks due to the avoidance of regulated vegetation.

It is acknowledged that the structures will qualify as a Class 10 (b) structure under the *Building Act 1975* (Building Act) and therefore a building approval will be required from NBRC (or private certifier), along with any necessary inspection certificates under the Building Act.

## 3.0 Conclusion

We trust that this letter provides NBRC with sufficient information upon which to make a determination about the suitability of an exemption certificate for two proposed met masts; one on Lot 23 MZ411, and a second on Lot 10 MZ67. The effects of the met masts will be minor and inconsequential, and the mast represents a temporary and minor installation that is a fundamental pre-cursor to detailed feasibility assessment of a potentially large and economically significant wind farm development for the broader region. Such a wind farm project, if pursued, will be subject to established approvals processes under State Code 23: Wind Farm Development and State Code 16: Native Vegetation Clearing, managed by the State Assessment and Referral Agency with key input from associated agencies and councils.

Should you have any queries in relation to this request, please contact me on the details below.

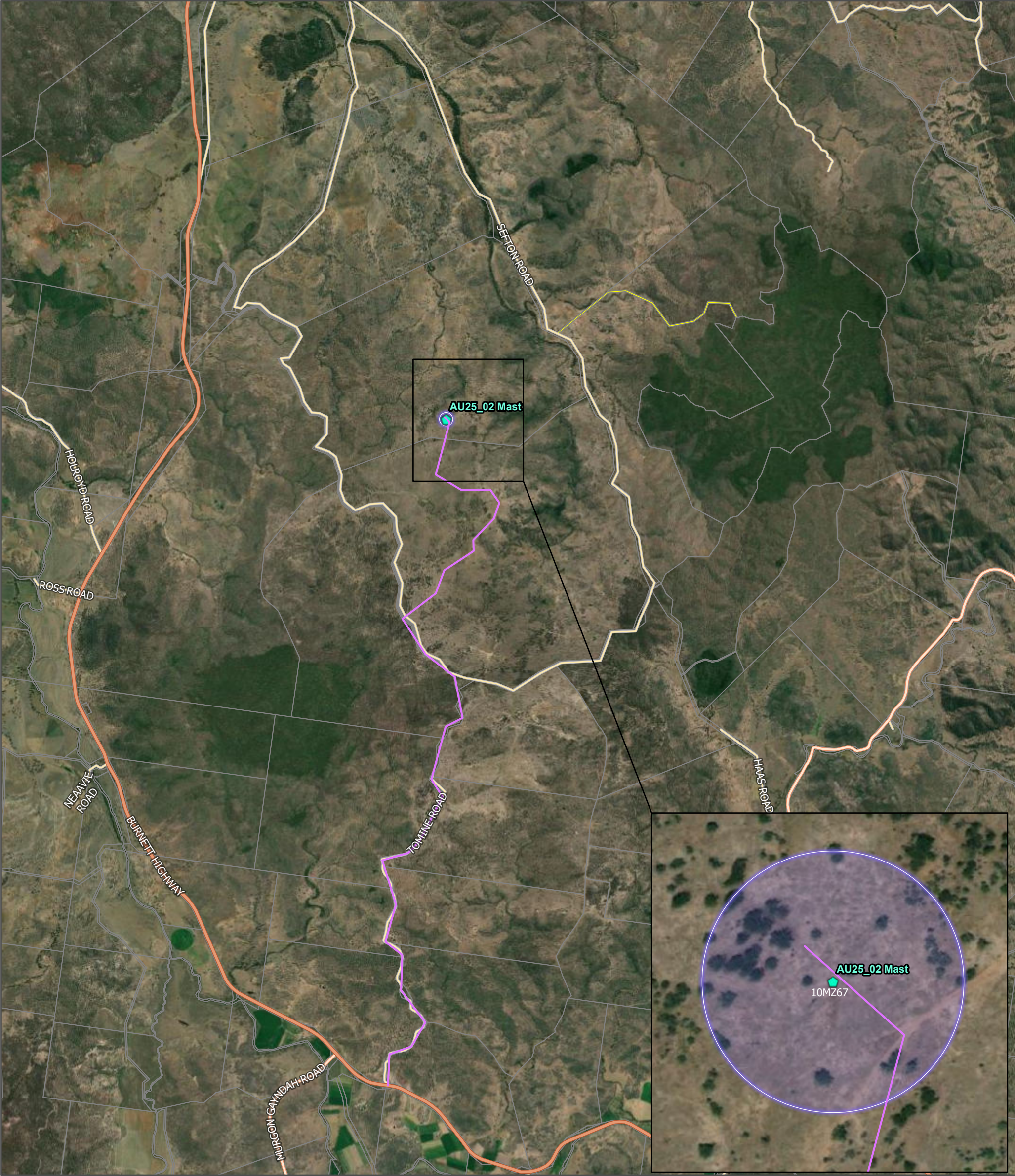
Yours sincerely,

Chris Cantwell  
Partner and Principal Consultant  
0402 645 874

[chris.cantwell@attexo.com.au](mailto:chris.cantwell@attexo.com.au)







**Attexo**

**ATTACHMENT 2**  
Mount Walsh Wind Farm  
Proposed Met Mast and  
Access AU25\_02

- Met Mast Location
- Met Mast Route
- Met mast Access Area (120m buffer)
- Highway
- Main Road
- Local Road
- Easement
- Cadastre

**NORTH BURNETT**  
REGIONAL COUNCIL

**APPROVED PLANS**  
These plans are associated to  
exemption certificate  
**DA230008**

