



Notification of referral decision – not controlled action if taken in a particular manner

Sunshine State Solar Farm and BESS, near Townsville, Queensland (EPBC 2025/10230)

This decision is made under sections 75 and 77A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).


Proposed Action

person proposing to take the Action	Sunshine State Solar Farm Pty Ltd as trustee for the Sunshine State Solar Farm Trust ACN: 610264358
proposed Action	To construct, operate and decommission a solar farm of up to 150 Megawatt (MW), including a Battery Energy Storage System (BESS) of up to 128 MW and all associated infrastructure, approximately 45 km south-west from Ingham and approximately 50 km north-west from Townsville, Queensland (See EPBC Act referral 2025/10230).

Referral decision: not a controlled action if taken in a particular manner

status of proposed Action	The proposed Action is not a controlled action provided it is taken in the manner set out in <u>Annexure A</u> .
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Person authorised to make decision

name and position	Mark Say, Acting Branch Head, Environment Assessments Queensland Branch
signature	
date of decision	20 November 2025

Annexure A

Note: Words and terms appearing in **bold** (excluding headings) have the meaning assigned to them at **Part B - Definitions**.

Part A – Particular manners specific to the Action

The following measures must be taken to avoid significant impacts on:

- Listed threatened species and communities (sections 18 and 18A)

DISTURBANCE FOOTPRINT

- 1) To avoid impacts to **protected matters**, the person taking the Action must not take the Action outside of the **project area**.
- 2) To avoid impacts to **protected matters**, the person taking the Action must not **clear** or **construct** outside the **project area**.

MANAGEMENT OF THREATENED ECOLOGICAL COMMUNITIES

- 3) To avoid impacts to **protected matters**, the person taking the Action must not use chemical methods to maintain any **Asset Protection Zones** within any **threatened ecological communities buffer zone**.
- 4) To avoid impacts to **protected matters**, the person taking the Action must not **clear, construct** or locate any **infrastructure** within any **threatened ecological communities buffer zone**.

Part B – Definitions

Words and terms appearing in **bold** (excluding headings) have the meaning assigned to them in the list below:

Asset Protect Zone means the area represented in Attachment A by the zone shaded yellow designated 'Asset Protection Zone (APZ)' in the legend.

Clear, cleared or clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of native vegetation.

Construct means:

- the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site,
- the alteration, maintenance, repair or demolition of any building or structure,
- any work which involves breaking of the ground (including pile driving) or bulk earthworks,
- the laying of pipes and other prefabricated materials in the ground, and
- any associated excavation work.

Construct does not include the installation of temporary fences and signage.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Infrastructure means any roads, access tracks, storage, laydown of materials or equipment, parking, and hardstands.

Infrastructure does not include mowing and slashing equipment used to maintain **Asset Protection Zones**.

Project area means the location of the Action, represented in Attachment A by the zone enclosed by the light orange line designated 'Project area' in the legend.

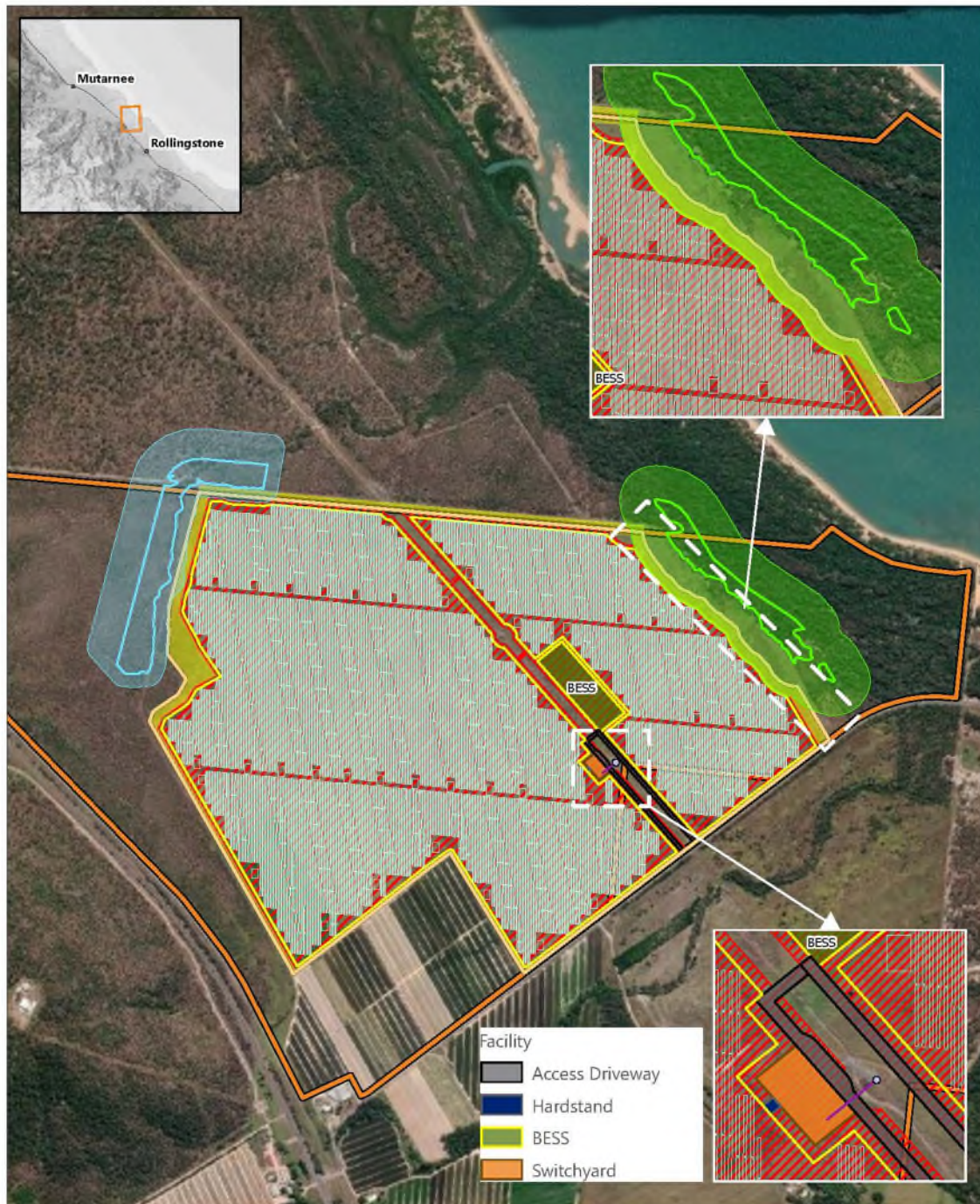
Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this decision notice has effect.

Threatened ecological communities buffer zone means either or both of the areas represented in Attachment A by the green shaded zone designated as 'Littoral VT TEC 100m Buffer' and the by the blue shaded designated 'BLTT TEC 40m Buffer'.

Attachments

A: Project area and threatened ecological communities buffer zones

Attachment A:



Project infrastructure layout

Figure 1.2

DWG No: OX2-002-002 [F]
 DATE: 15/09/2025
 DRAWN: DC
 REVIEWED: CV
 SCALE (A4): 1:15,000



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