

Appendix I

Tables of Code & Overlay Assessments

MCU, RoL, Wujal Wujal Solar Farm Generation Site

Lot 9 RP903516, Cape Tribulation – Bloomfield Road, Degarra.

6.2 Zone codes

The Wujal Wujal Solar Farm is within the Rural Zone code.

All other Zone Codes are not applicable to the Project and only the relevant Rural Zone Code is addressed in the following:

6.2.10 Rural Zone code

Table 6.2.10.3.a - Rural zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height Note - Height is inclusive of roof height. AO1.2 Rural farm sheds and other structures are not more than 10 metres in height.	Complies: The tallest building is the control management unit, which is 4.01m tall. The current visual amenity is that of a degraded quarry site. It is intended that the embankment shielding the solar farm from the Cape Tribulation – Bloomfield Road and the entrances to the solar farm will be landscaped with appropriate species to visually improve the current local viewshed of the quarry. Refer Drawing ZW2025.26-CIV-DWG-0011, Appendix D Plans of Development
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings and structures are setback not less than: (a) 40 metres from the property boundary and a state-controlled road; (b) 25 metres from the property boundary adjoining the Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Partly Complies/Alternative Solution: No part of the proposal is within 40m of a state-controlled road. No part of the solar farm generation site has Cape Tribulation Road frontage. The control room, switchgear, transformers and ancillary energy storage device pad-mounted containers are located 17m from the formed Cape Tribulation – Bloomfield Road. These structures are sensitive to bushfire attack and have been sited based on consideration of a number of aspects including the following: - Exposure to heat radiance flux. The siting of sensitive infrastructure has been chosen to reduce the impact of

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
		bushfire heat flux radiance and meet the requirements of PO 10 of the Bushfire Hazard Overlay Code. In the locations as shown in Refer Drawing ZW2025.26-CIV-GAR-0010 Rev B, of Appendix D Plans of Development, the sensitive infrastructure is not vulnerable to heat flux radiance exceeding the criterion in PO10. Refer Bushfire Hazard Management Plan, Appendix H of the Town Planning Report. - Access for firefighting equipment and thermal runaway events. The location of the sensitive infrastructure provides for rapid access in emergency fire hazard situations to all potential firefighting equipment from the Cape Tribulation – Bloomfield Road and enables rapid evacuation of any personnel that may be on site. - Proximity and shortest possible connection to the Ergon Energy 22kV HV network. The site infrastructure location provides Ergon Energy with the most effective and fire hazard resilient access between the solar farm and the Ergon distribution network which is located 60m approximately to the east of the solar farm. - The siting of the sensitive infrastructure in relation to the road frontages accords with general locational requirements as previously approved for the Ergon Energy Network Mossman Gorge project on the Mossman Gorge Road. All parts of the proposal are a minimum of 10m from the side and rear boundaries. Refer Drawing ZW2025.26-CIV-GAR-0010 Rev B, Appendix D Plans of Development
PO3 Buildings/structures are designed to maintain the rural character of the area	AO4 White and shining metallic finishes are avoided on external surfaces of buildings.	Alternative solution: It is proposed that all containerised equipment used in generation, storage and other non-solar array infrastructure will be of a suitable colour to blend with the landscape. Eucalypt

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
		pale green is a suggested nominated colour for external walls and roofing requirements. The solar panel arrays are reflective by necessary design requirements. A visual amenity assessment, including glint and glare aspects, has determined that there are no direct viewsheds of this aspect from any residential or commercial facility, however the solar arrays will be briefly visible to traffic on the Cape Tribulation – Bloomfield through the gates to the solar farm. The proponent will engage contractors to revegetate/landscape the roadside embankment Road as a further visual barrier. A visual assessment is provided in Appendix L, Technical Information
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO5 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	Complies: The solar farm is a renewable energy installation and is not identified as an inconsistent use within the Rural zone.
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	Complies: The Wujal Wujal Solar Farm is located within an existing quarry that is near to the end of its operational life. The site is highly degraded and unsuitable for rehabilitation for rural purposes e.g. grazing/horticulture. The solar farm does not alienate rural activities and is compatible with existing rural character in the locality.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental	AO6 No acceptable outcomes are prescribed.	Complies: The solar farm generation site is not within or adjacent a watercourse, not includes areas of remnant vegetation. The nearest area of remnant vegetation of value is located

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
value, or areas of remnant vegetation of value is protected.		approximately 50m away from the solar farm site and will not be impacted by the construction or operation of the project.
P07 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: i. Telecommunications facility; ii. Utility installation.	A07 No acceptable outcomes are prescribed.	Complies The solar farm reconfiguration does not result in additional lots to resolve encroachments and is limited to one additional lot for the purposes of the construction and operation of a renewable energy facility.

7.2 Local plan codes

7.2.1 Cape Tribulation and Daintree Coast code

7.2.1.1 Application

- (1) This code applies to assessing development within the Cape Tribulation and Daintree Coast local plan area as identified on the Cape Tribulation and Daintree Coast local plan maps contained in Schedule 2.

Response: Solar farm generation site

The solar farm generation site is located within a lease on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, Degarra, and is not within the local plan area identified in local plan map LPM-003, Schedule 2.

7.2.2 Coastal communities local plan code

7.2.2.1 Application

- (1) This code applies to assessing development within the Coastal communities local plan area covering Wonga Beach, Newell and Cooya Beach as identified on the Coastal communities local plan maps contained in Schedule 2.

Response: Solar farm generation site

The solar farm generation site is located within a lease on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, Degarra and is not within the local plan area identified in local plan map LPM-003, Schedule 2.

7.2.3 Mossman local plan code

7.2.3.1 Application

- (1) This code applies to development within the Mossman local plan area as identified on the Mossman local plan maps contained in Schedule 2.

Response:

The solar farm generation site is located within a lease on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, Degarra, and is not within the Mossman and local plan area as identified in Local plan map LPM-004, Schedule 2

7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

- (1) This code applies to assessing development within the Port Douglas/Craigie local plan area as identified on the Port Douglas/Craigie local plan maps contained in Schedule 2.

Response:

The solar farm generation site is located within a lease on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, Degarra, and is not within the Port Douglas/Craigie local plan map LPM-005 as identified in Schedule 2.

7.2.5 Return to Country Local Plan

7.2.5.1 Application

- (1) This code applies to assessing development within the Return to Country local plan area as identified in the Return to Country local plan maps contained in Schedule 2.

Response:

The solar farm generation site is located within a lease on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, Degarra, and is not within or adjacent any Return to Country local plan precincts as identified in map LPM-007 identified in Schedule 2.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or	Complies Acid Sulfate Soils (5-20m AHD) have been identified in the acid sulfate soils overlay mapping for the section of the development footprint adjacent Cape Tribulation - Bloomfield Road. A geotechnical investigation has been undertaken for the solar farm generation site and has identified no PASS/ASS in the location. The geotechnical report is included as Appendix F
	AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	Complies A geotechnical investigation has been undertaken for the solar farm generation site and has identified no PASS/ASS in the location. The geotechnical report is included as Appendix F
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being	Complies No actual or potential acid sulfate soils have been identified within the solar farm generation area and these soils will not be exposed as a result of development The geotechnical report is included as Appendix F .

Performance outcomes	Acceptable outcomes	Applicant Response
	aerated. or AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	Complies No actual or potential acid sulfate soils have been identified within the solar farm generation area and these soils will not be exposed as a result of development The geotechnical report is included as Appendix F.
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies No actual or potential acid sulfate soils have been identified within the solar farm generation area and these soils will not be exposed as a result of development The geotechnical report is included as Appendix F

8.2.2 Bushfire hazard overlay code

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	AO1 Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	Complies The development does not involve accommodation or congregation of vulnerable persons and having regard to its small scale and use classification, is not considered to constitute major electricity infrastructure; nevertheless, the battery storage and electrical equipment warrant bushfire protection as sensitive infrastructure. A Bushfire Hazard Management Plan has been prepared for the project and is presented in Appendix H.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Complies: The project supports disaster resilience. To undertake this aspect the project incorporates remote operation. APZ, separation distances from hazardous vegetation, access, 20,000 L firewater, monitoring and recovery controls protect function while life safety and controlled shutdown take priority. These are set out in the Bushfire Hazard Management Plan prepared for the project and is presented in Appendix H.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Complies: The battery system is a small-scale ancillary pad-mounted energy-storage device and is a not bulk hazardous-material storage. Specific risk management equipment includes, LFP chemistry, BMS, detection, suppression, isolation, separation and emergency information. The project does not require a generator, and there are no oils, fuels or other hazardous materials to be stored on site.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i> . Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m ² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m ² or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO4.1 No new lots are created within a bushfire hazard sub-category. or	Not applicable: The solar farm lease reconfiguration is not being undertaken in an urban area or is not for urban purposes nor for rural-residential purposes. The lease reconfiguration does not create urban or rural-residential lots.
PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m ² at any point.	AO4.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m ² at all boundaries; and (b) is contained wholly within the development site.	Complies: A Bushfire Hazard Management Plan (Appendix H) has been prepared for this project and has been used in the design layout of the infrastructure. For the purposes of the Management Plan, a vulnerable use has been defined as the sensitive infrastructure of the solar farm comprising the control room, switchgear, transformers and ancillary energy

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	storage device. The solar PV arrays and connections are not deemed as sensitive infrastructure. The edge of development closest to the highest bushfire attack direction (from the west) has been defined by the outer edge of the PV array closest to this direction. Heat radiant flux calculations for the outer edge of the development are: 1) Specific 2.0 m solar-panel receiver with Method 2 atmospheric attenuation 23.41 kW/m² 2) Specific 2.0 m solar-panel receiver without atmospheric attenuation 28.14 kW/m² Both maximum and median values are below 29kW/m² at the edge of the development. For the sensitive infrastructure ('vulnerable use') calculations for heat radiant flux exposure have been made under two scenarios: a) At the outer edge of development at its closest point from the western potential bushfire attack distance (60m), and b) At the closest point of bushfire attack, being a medium hazard bushfire attack from the eastern side of Cape Tribulation – Bloomfield Rod, a distance of 22m (which includes the road width). Calculations for the above scenarios are: 1) Western side sensitive infrastructure with Method 2 atmospheric attenuation: 3.54kW/m² 2) Western side sensitive infrastructure with Method 2 without atmospheric attenuation: 4.68kW/m² 3) Eastern side sensitive infrastructure with Method 2 atmospheric attenuation:

Performance outcomes	Acceptable outcomes	Applicant response
		6.88kW/m² 4) Eastern side sensitive infrastructure without Method 2 atmospheric attenuation: 8.33kW/m² For the maximum potential bushfire radiant heat flux, the exposure of the sensitive infrastructure is less than 10kW/m² for all scenarios.
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two-lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	Not applicable: The solar farm lease reconfiguration is not being undertaken in an urban area and is not for urban purposes.

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	Not Applicable: The solar farm lease reconfiguration is not undertaken for smaller scale rural residential purposes.

Performance outcomes	Acceptable outcomes	Applicant response
P07 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	Complies/Alternative solution: (a) Alternative solution: Lease boundary is separated from hazardous vegetation on the eastern side by the Cape Tribulation – Bloomfield Road, approximately 22m. The lease boundaries on the western side of the road are within Category X vegetation, however are separated from the development site by an APZ of 10m, and a further 20m cleared vegetation management perimeter, between the solar farm and hazardous vegetation. (b) Complies: The APZ includes a trafficable (cleared and formed) width of 4m (minimum) within a 10m wide APZ perimeter cleared of vegetation. capable of accommodating a 15 tonne vehicle and all fire-fighting appliances. (c) Complies: No cut and fill embankments are required within or adjacent the APZ and trafficable vehicle road. (d) Complies: There is no overhead infrastructure or vegetation above the APZ and all vertical clearances are greater than 4.8m. (e) Complies: Parking, turning and emergency access areas have been made for all firefighting appliances in the solar farm layout. Fire hydrants are not installed, however access to the firefighting 20,000L water tanks and all connections to these comply with relevant Qld Fire Depart requirements. (f) Complies: All access along the APZ vehicle road has gradients less than 12.5%; (g) Complies: There is no cross fall across the

Performance outcomes	Acceptable outcomes	Applicant response
		APZ vehicle road of greater than 10 degrees. (h) Will Comply: An erosion and sediment control plan in accordance with the FNQ ROC Development Manual, D4, Drainage Design Guidelines drainage and erosion control devices will be finalised prior to construction. Current layout design for drainage controls has incorporated these guidelines. (i) Complies: Vehicular access to each end of the APZ/solar farm perimeter is from the Cape Tribulation – Bloomfield Road. (j) designated fire trail signage; (k) Will comply. Security system to be used on access to the site and APZ firefighting trail will be agreed with Qld Fire Department prior to construction. (l) Not applicable. An access easement is not required to the APZ and fire fighting vehicle access road. All access will be via the solar farm development site and the Cape Tribulation – Bloomfield Road. Refer Bushfire Hazard Management Plan, Appendix H.

Performance outcomes	Acceptable outcomes	Applicant response
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO8 The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	Complies: (a) The configuration of the development and siting of the sensitive infrastructure has been developed to minimise perimeter: area ratio of the development to hazardous vegetation. (b) There are no bottle necks created for movement. Access/egress to the solar farm and APZ is directly from the Cape Tribulation – Bloomfield Road. (c) Direct access to a safe assembly point is via access/egress directly from the Cape Tribulation – Bloomfield Road. (d) The Cape Tribulation – Bloomfield Road is a public primary road with access/egress to the solar farm generation site. The road meets dimensional requirements as a safe vehicular carriageway that avoids traffic congestion.
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Complies: Internal cabling between PV arrays and control infrastructure/switchgear and transformers is underground and insulated. The overhead Ergon connection to the 22kV HV line across the Cape Tribulation – Bloomfield Road is the shortest possible connection between the solar farm and the Ergon transmission line – noting that this connection will be an Ergon responsibility and asset. All above ground sensitive infrastructure, comprising the control room, switchgear, transformers and ancillary energy storage, are located furthest away from the highest potential

Performance outcomes	Acceptable outcomes	Applicant response
		bushfire hazard attack location. Water supply (20,000L firefighting water tanks) is by necessity above ground and there is no connection to reticulated water, electricity or gas networks or other critical or potentially hazardous infrastructure required to be underground for bushfire protection. Refer Appendix H, Bushfire Hazard Management Plan
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	Complies: A Bushfire Hazard Management Plan (Appendix H) has been prepared for this project and has been used in the design layout of the infrastructure. For the purposes of the Management Plan, a vulnerable use has been defined as the sensitive infrastructure of the solar farm comprising the control room, switchgear, transformers and ancillary energy storage device. The solar PV arrays and connections are not deemed as sensitive infrastructure. The edge of development closest to the highest bushfire attack direction (from the west) has been defined by the outer edge of the PV array closest to this direction. Heat radiant flux calculations for the outer edge of the development are: 3) Specific 2.0 m solar-panel receiver with Method 2 atmospheric attenuation 23.41 kW/m² 4) Specific 2.0 m solar-panel receiver without atmospheric attenuation 28.14 kW/m² Both maximum and median values are below 29kW/m² at the edge of the development. For the sensitive infrastructure ('vulnerable use') calculations for heat radiant flux exposure have

Performance outcomes	Acceptable outcomes	Applicant response
		been made under two scenarios: c) At the outer edge of development at its closest point from the western potential bushfire attack distance (60m), and d) At the closest point of bushfire attack, being a medium hazard bushfire attack from the eastern side of Cape Tribulation – Bloomfield Rod, a distance of 22m (which includes the road width). Calculations for the above scenarios are: 5) Western side sensitive infrastructure with Method 2 atmospheric attenuation: 3.54kW/m² 6) Western side sensitive infrastructure with Method 2 without atmospheric attenuation: 4.68kW/m² 7) Eastern side sensitive infrastructure with Method 2 atmospheric attenuation: 6.88kW/m² 8) Eastern side sensitive infrastructure without Method 2 atmospheric attenuation: 8.33kW/m² For the maximum potential bushfire radiant heat flux, the exposure of the sensitive infrastructure is less than 10kW/m² for all scenarios.
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development	AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;	Complies (a) Complies: Lease and development envelope boundary is separated from hazardous vegetation on the eastern side by the Cape Tribulation – Bloomfield Road, approximately 22m. The development boundary on the western side of the road is separated from hazardous vegetation by an APZ of 10m, and a further 20m cleared vegetation management perimeter, (b) Complies: The APZ includes a trafficable

Performance outcomes	Acceptable outcomes	Applicant response
site involves less than 2.5ha	(d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	(cleared and formed) width of 4m (minimum) within a 10m wide APZ perimeter cleared of vegetation. capable of accommodating a 15 tonne vehicle and all fire-fighting appliances. (c) Complies: No cut and fill embankments are required within or adjacent the APZ and trafficable vehicle road. (d) Complies: There is no overhead infrastructure or vegetation above the APZ and all vertical clearances are greater than 4.8m. (e) Complies: Parking, turning and emergency access areas have been made for all firefighting appliances in the solar farm layout. Fire hydrants are not installed, however access to the firefighting 20,000L water tanks and all connections to these comply with relevant Qld Fire Depart requirements. (f) Complies: All access along the APZ vehicle road has gradients less than 12.5%; (g) Complies: There is no cross fall across the APZ vehicle road of greater than 10 degrees. (h) Will Comply: An erosion and sediment control plan in accordance with the FNQ ROC Development Manual, D4, Drainage Design Guidelines drainage and erosion control devices will be finalised prior to construction. Current layout design for drainage controls has incorporated these guidelines. (i) Complies: Vehicular access to each end of the APZ/solar farm perimeter is from the Cape Tribulation – Bloomfield Road. (j) designated fire trail signage;

Performance outcomes	Acceptable outcomes	Applicant response
		(k) Will comply. Security system to be used on access to the site and APZ firefighting trail will be agreed with Qld Fire Department prior to construction. (l) Not applicable. An access easement is not required to the APZ and fire fighting vehicle access road. All access will be via the solar farm development site and the Cape Tribulation – Bloomfield Road. Refer Bushfire Hazard Management Plan, Appendix H.
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	AO12 Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	Complies: All access is directly from the Cape Tribulation – Bloomfield Road via 6m wide entry and exit gates on a formed track on a gradient <3% and has no vertical high clearance limitations. No hydrant is proposed, however access to the firefighting water tanks, connections and vehicle manoeuvring/turning areas, meets Fire Truck Access Requirements Australia: The 2026 Developer's Guide to Compliance and Qld Fire Department Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots (March 2026)

Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	Complies: The project provides 20,000 L dedicated static firewater in two 10,000 L tanks, adopted under the code provision for other buildings, with 15 t appliance hardstand within 6 m, signage and a 50 mm ball valve/male camlock connection.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Complies: The 2–3 m roadside embankment will be revegetated only with low, non-combustible native vegetation and maintained without cured grass, mulch or woody fuel. Landscaping will not reduce access or any assessed separation and provide a higher visual amenity than the current quarry. All landscaping/revegetation will comply with

Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value	Planning Scheme Policy SC6.7 – Landscaping. Complies: Bushfire hazard mitigation treatment includes the following : - location of sensitive infrastructure as practically far as possible from highest level of bushfire attack (western side) - An APZ of 10m in width, which includes a formed access perimeter around the development site. - An additional 20m perimeter around the APZ comprising a vegetation management area. The vegetation surrounding the development site subject to bushfire mitigation measures is mapped Category X and does not constitute remnant vegetation. The vegetation to be within the APZ and management area is primarily exotic grass dominated, with sclerophyll regrowth. Bushfire mitigation treatments will not have an adverse impact on the natural environment or landscape character.

Note – ‘Vulnerable activities’ are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Coastal management district sub-category;
 - (b) Erosion prone area sub-category.

Response:

No part of the lease area on Lot 9 RP903516 Cape Tribulation – Bloomfield Road, is within any areas identified on the Coastal Process Overlay Map Sheet – CP-001 in Schedule 2.

8.2.4 Flood and storm tide hazard overlay code

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: (a) ensure the safety of all persons; (b) minimise damage to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or	Alternative solution: No part of the lease/development area is within the High or Medium hazard overlay and is not within the 100 yr ARI flood overlay, however parts of the site are with the Qld Floodplain Overlay of Map Sheet – FST 002 of Schedule 2. The project is a transmission network resilience project and is designed to support community resilience up to and including a 0.05% AEP flood event, approximately the 1:2,000 yr ARI (commensurate with TC Jasper) flood event. Refer Town Planning Report section 2.9.
	For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	Not applicable. The project does not include any dwelling houses.
	AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	Complies: All buildings have been designed with a 300mm freeboard to enable the solar farm to operate up to and including a 0.05%AEP event (equivalent to TC Jasper) to fulfill the projects essential function in providing electrical supply resilience in the event of natural disaster. There is no specific DFE listed for renewable

Performance outcomes	Acceptable outcomes	Applicant response
		energy infrastructure, however the project has been designed to operation up to and through a 0.05%AEP flood event, approximately a 1:2000 year event and equivalent to flooding caused by cyclone Jasper. This design resilience exceeds all DFE noted in Table 8.2.4.3.b - Minimum immunity (floor levels). Refer section 2.9 Town Planning Report Clear direct pedestrian and vehicle evacuation is provided int the project design, Refer Drawing ZW2025.26-CIV-GAR-0010 Rev B, Appendix D Plans of Development
	AO1.4 In non-urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Complies: The nearest natural riparian corridor is that of the Bloomfield River, over 120m to the east of the solar farm at its closest point. The solar development and operation will have no impact on flood velocities on riparian corridors.
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	Complies The Wujal Wujal Solar farm is not one of the uses identified in AO2. The solar farm is designed as infrastructure designed to support community resilience during and post natural hazard events including flooding. There is no specific DFE listed for renewable energy infrastructure, however the project has been designed to operation up to and through a 0.05%AEP flood event, approximately a 1:2000 year event and equivalent to flooding caused by cyclone Jasper. This design resilience exceeds all DFE noted in Table 8.2.4.3.b -

Performance outcomes	Acceptable outcomes	Applicant response
		Minimum immunity (floor levels). Refer section 2.9 of the Town Planning Report.
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use A03.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or	Complies: Buildings comprise pad mounted containers are not within any Defined Flood Event (DFE) set out under Table 8.2.4.3.b - Minimum immunity (floor levels) for development for utilities installation. All buildings have been designed with a 300mm freeboard to enable the solar farm to operate up to and including a 0.05%AEP event (equivalent to TC Jasper) to fulfill the projects essential function in providing electrical supply resilience in the event of natural disaster. The solar farm is an unmanned facility, and maintenance personnel would be direct not to access the site in event of flooding. Refer section 2.9 of the Town Planning Report. Clear direct pedestrian and vehicle evacuation is provided int the project design, Refer Drawing ZW2025.26-CIV-GAR-0010 Rev B, Appendix D Plans of Development
	A03.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or	Complies: The Wujal Wujal solar farm is unmanned, and during periods of flooding any maintenance personnel would be directed to not access the solar farm until flooding subsides. All parts of the main containerised infrastructure have a 300mm floor freeboard above a 0.05%AEP flood event.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.	Not applicable. The project does not involve extension to an existing dwelling.
	For Reconfiguring a lot AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>. AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. AO3.6 Signage is provided on site (regardless of whether the	Complies: - The Wujal Wujal Solar Farm is a 0.95 MW renewable energy facility connected to Ergon Energy's 22 kV network and will operate as community resilience infrastructure during and immediately after flood events. It is not major electricity infrastructure. Although Table 8.2.4.3.b does not prescribe a specific immunity level for renewable energy facilities, the facility has been designed to exceed the 1% AEP benchmark for general development and the 0.2% AEP benchmark identified for power stations and major electricity infrastructure. - The development area is outside the High and Medium hazard overlays, the 100-year ARI flood overlay and the 0.5% AEP Defined Flood Event. The solar farm is designed to remain operational through the modelled 0.05% AEP event, approximately a 1:2,000-year ARI event and comparable to flooding experienced during TC Jasper. All flood-sensitive infrastructure has an additional 300 mm freeboard above that modelled level.

Performance outcomes	Acceptable outcomes	Applicant response
	land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. or AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	- Buildings comprise pad-mounted containerised kiosks. The solar array, energy storage, switchgear, inverter, transformer, control and communications equipment will be elevated or otherwise protected against floodwater intrusion and designed to resist applicable hydrostatic and hydrodynamic forces. No cooling oils or other significant hazardous materials are required to be stored on site. - The development will not alter flood characteristics within or beyond the site, reduce flood storage or change flood flow paths. The nearest natural riparian corridor, the Bloomfield River, is more than 120 m east of the solar farm. These measures avoid adverse impacts on the community and environment during flooding. - The layout retains clear and direct pedestrian and vehicle access and evacuation routes off the site, as shown on Drawing ZW2025.26-CIV-GAR-0010 Rev B in Appendix D. Together with the facility's flood immunity and protected electrical equipment, these access arrangements support continued operation when other infrastructure or services may be compromised. Refer to section 2.9 of the Town Planning Report.
	For Material change of use (Residential uses) AO3.8 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable	Not applicable The MCU is not for a residential use. No accommodation is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	Complies: The Wujal Wujal Solar Farm is a community resilience project and as such has been designed to operate to and including the 1:2,000 yr ARI flood event (equivalent to TC Jasper). An additional 300mm freeboard above this level has been included in the design height for all sensitive infrastructure. Refer Town Planning Report, Section 2.9 Flooding.
	AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	Complies: No materials will be stored on site. The solar generation station used solid state equipment located within pad-mounted containerised kiosks which are designed and located to be immune to the effects of flooding up to and including the 0.05% AEP flood event (1:2000 ARI). This approach has been taken in design to ensure that the project achieves its function as a reliable energy source in the event of natural disaster, including flooding. No cooling oils or other significant materials are required to be stored on site.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	Not applicable The Wujal Wujal Solar Farm does not involve operational works in urban areas. The project does not in any way alter flood characteristics either within or outside the development site. Refer Town Planning Report, Section 2.9 Flooding.
	AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	Complies: • Structures and earthworks within the solar farm will not alter flood characteristics within or beyond the site, reduce flood storage or change flood flow paths. • The solar farm is outside the 1:100ARI DFE and the medium and high flood storm tide hazard zone. As infrastructure designed to provide community resilience during and post natural disasters (including flooding) the solar farm is located such that it can continue to fulfill its function up to and including a 0.05% AEP flood event. • The nearest natural flood channel, the Bloomfield River, is more than 120 m east of the solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.	Complies: The solar farm is not located within an area affected be DFE and outside the medium/high storm tide hazard area. Notwithstanding, the solar farm has been designed to operate up to and including the 0.05% AEP flood event (approximately 1:2000 yr ARI) and flood modelling has been undertaken to support the location and design of the solar farm. Refer section 2.9 Town Planning Report. t
	For Material change of use and Reconfiguring a lot AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	Complies: All development of the Wujal Wujal solar farm is set back more than 50m from natural riparian corridors. The nearest natural riparian corridor, the Bloomfield River, is more than 120 m east of the solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE. AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.	Complies: - There are no hazardous materials manufactured or stored on site. Transformers are 'dry type' requiring no cooling oils and energy storage systems, switchgear and all other technical requirements are solid state. The solar farm will not be installing generators, however there is provision for Ergon Energy to temporarily locate their mobile generation units during emergencies at the solar farm. No fuel will be stored on site for this equipment. - No DFE level has been adopted for the Wujal Wujal solar farm project. The project is a community resilience project and has been designed to operate up to and including the 0.05%AEP flood event which exceeds all DFE levels relevant to substation, major electricity infrastructure and general infrastructure. Refer section 2.9 of the Planning Report.
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding;	

Performance outcomes	Acceptable outcomes	Applicant response
	(b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities;	Complies: - The Wujal Wujal solar farm project is not community infrastructure, however has the purpose of supporting community resilience responses during and post natural disaster events. - No DFE level has been adopted for the Wujal Wujal solar farm project. The project is a community resilience project and has been designed to operate up to and including the 0.05%AEP flood event which exceeds all DFE levels relevant to substation, major electricity infrastructure and general infrastructure. - As such, to enable operation through natural disaster events, all infrastructure has been designed and will be constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.

Performance outcomes	Acceptable outcomes	Applicant response
	(c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or AO8.3 The following uses have direct access to low hazard evacuation routes as defined in : (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

Table 8.2.4.3.b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event	Applicant response
20% AEP level	Parks and open space.	- The Wujal Wujal solar farm is identified as a renewable energy facility under Table 1 SC1.1.1 in Schedule 1 of the Planning Scheme. - Renewable Energy Facilities are not identified with a specific immunity AEP level, however the Wujal Wujal Solar Farm is to operate as community resilience infrastructure and has been designed to operate up to and through the 0.05% AEP, roughly equivalent to the 1:2,000 year ARI as experienced during TC Jasper. - The proposed 0.95 MW solar farm is not “major electricity infrastructure”, as its Ergon connection operates at 22 kV and constitutes minor electricity infrastructure. The ordinary minimum-immunity benchmark is the 1% AEP event. Nevertheless, recognising the facility’s disaster-recovery function and the potential application of the 0.2% AEP benchmark for power stations, the solar array and associated battery, switchgear, inverter, transformer, control and communications equipment have been located and designed to remain operational during flood events up to the modelled 0.05% AEP event. This exceeds the minimum immunity levels specified in Table 8.2.4.3.b. Flood-sensitive equipment will be elevated or otherwise protected against inundation, and infrastructure will be designed to resist applicable hydrostatic and hydrodynamic forces.
5% AEP level	Car parking facilities (including car parking associated with use of land).	
1% AEP level	All development (where not otherwise requiring an alternative level of minimum immunity).	
0.5% AEP level	- Emergency services (if for a police station); - Industry activities (if including components which store, treat or use hazardous materials); - Substation; - Utility installation.	
0.2% AEP level	- Emergency services; - Hospital; - Major electricity infrastructure; - Special industry.	

8.2.5 Hillslopes overlay code

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub- category as shown on the Hillslopes overlay Maps contained in schedule 2.	Not applicable Applies only to self-assessable development.
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or	Complies The lease area includes slopes greater than 13.6%, however development is limited to the solar farm generation site with slopes averages 5% and no development is proposed on slopes steeper than 1 in 6.
	AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	Complies No development is proposed on slopes steeper than 1 in 6. All solar arrays will be benched along the natural contours of the site.
	AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	Complies The access to the generation site is proposed to be formed gravel road constructed to standards identified in the FNQROC Development Manual, and with erosion control measures installed as per International Erosion Association Best Practice Guidelines and the FNQROC Development Manual, part 5. Refer drawing ZW2025.26-CIV-GAR-1010 in Appendix D Plans of Development .

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	Complies The solar farm generation is within a development area comprising a quarry site that is nearing end of operational life. There is no remnant vegetation within the development site, and predominantly only grassy areas with sclerophyll regrowth (Category X) is required to be removed for the APZ and vegetation management perimeter around the development site.
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	Complies: No construction will occur on slopes greater than 1 in 6 (16.6%). The development site within the lease is less than 5%. Refer drawing ZW2026.26-CIV-GAR-1010 in Appendix D Plans of Development.
	AO2.6 Development does not alter the sky line.	Complies: None of the buildings and structures will protrude above the tree line. The tallest building is the containerised control room unit, which is 4.01m tall. The telemetry/SCADA antennae will be mounted to the Ergon transmission pole. Refer drawing ZW2026.26-CIV-DWG-1011 in Appendix D Plans of Development.
	AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces:	Alternative solution The colours of buildings and structures will be sympathetic to the surrounding environmental amenity and predominantly in darker shades of green. The solar panels are functionally required to be reflective. The orientation of the solar panels has been chosen to maximise solar efficiency, and a glint and glare assessment has determined that these will not be able to

Performance outcomes	Acceptable outcomes	Applicant response
	(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces.	be seen, even from close proximity as the arrays are 2.0m above ground level and face upwards and to the north-east Refer visual amenity assessment of the technical supporting document. Appendix L
	AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features.	Complies Exterior security lighting is required for the generation equipment and infrastructure. Security lighting at the solar farm will be installed as low as possible, use motion-sensing technology, be of shielded directional LED optics and preferably amber or red output.
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	Not applicable No two-story structures are proposed.
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.	Not applicable No recreational or ornamental features are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	AO3 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.	Complies No major earthworks are required for the project. Previous quarry operations have substantively altered the original slopes/topography of the development site and minor earthworks are required to level the quarry site, bench solar array footings, install drainage controls and construct the APZ access around the perimeter of the development.
Lot reconfiguration		
PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	AO4.1 The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.	Complies Access to the solar farm generation site is off the Cape Tribulation – Bloomfield Road on flat to mildly sloping land, none of which exceeds a gradient of 1 in 6 (16.6%). There are no changes in gradient between Cape Tribulation - Bloomfield Road and the solar farm site within the lease boundary. Refer drawing ZW2026.26-CIV-GAR-1010 in Appendix D Plans of Development .
	AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.	Complies The reconfigured lease area includes slopes greater than 16.6%, however the intended land use (solar farm generation site) within the lease has a gradient of less than 5%.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3 Development does not alter ridgelines.	Complies None of the buildings and structures will alter ridgelines. The solar farm is constructed at the foot of a ridge of Pierces Hill, with the tallest structure being the containerised control room at 4.01m. Refer drawing ZW2026.26-CIV-DWG-1011 in Appendix D Plans of Development.
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	Not applicable No future buildings and structures are proposed as part of the solar farm generation site.

8.2.6 Landscape values overlay code

Table 8.2.6.3.a – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height.	Complies None of the buildings and structures are taller than 8.5m in height, nor are any two-story buildings proposed. The tallest building is the containerised control unit which is 4.01m tall. The solar farm development is located at the base of a ridge of Pierces Hill and does not obstruct any landscape viewshed. Refer Technical Information, Appendix L.
	AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.	Complies: The solar farm generation site is located in the valley of the Bloomfield River between 12m and 17m ASL. The nearest ridgelines and peaks are those of a ridge of Pierces Hill approximately 430m west of the solar farm.
	AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	Alternative solution: A visual amenity assessment, including glint and glare aspects, has determined that there are no direct viewsheds of this aspect from any residential or commercial facility, however the solar arrays will be fleetingly visible to traffic on the Cape Tribulation – Bloomfield Road through the gates to the solar farm. An existing 2-3m high embankment between the road and solar farm will be retained to provide shielding and revegetation/landscaping will be undertaken on this embankment as a further visual barrier.

Performance outcomes	Acceptable outcomes	Applicant response
infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.	Complies: No development is proposed for land steeper than 1 in 6 (16.6%). The development site average slope is approximately 5%.
	AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	Alternative solution: It is proposed that all containerised equipment used in generation, storage and other non-solar array infrastructure will be of a suitable colour to blend with the landscape. Eucalypt pale green is the nominated colour for external walls and roofing requirements. The solar panel arrays are reflective by necessary design requirements. A visual amenity assessment, including glint and glare aspects, has determined that there are no direct viewsheds of this aspect from any residential or commercial facility, however the solar arrays will be fleetingly visible to traffic on the Cape Tribulation – Bloomfield Road through the gates to the solar farm. An existing 2-3m high embankment between the road and solar farm will be retained to provide shielding and revegetation/landscaping will be undertaken on this embankment as a further visual barrier.
	AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).	Complies: No clearing of native vegetation is proposed for land steeper than 1 in 6 (16.6%). Vegetation treatment of the APZ and vegetation management area is of Category X non-remnant vegetation, comprising

Performance outcomes	Acceptable outcomes	Applicant response
		primarily exotic grass species with sclerophyll regrowth. The development site average slope is approximately 5%.and is an already cleared and active quarry site
	AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.	Complies; The maximum height of the solar farm infrastructure is the roofline of the control kiosk (container) at 4.01m. The solar arrays will be fleetingly visible to traffic on the Cape Tribulation – Bloomfield Road through the gates to the solar farm. An existing 2-3m high embankment between the road and solar farm will be retained to provide shielding and revegetation/landscaping will be undertaken to provide further screening. It is proposed that all containerised equipment used in generation, storage and other non-solar array infrastructure will be of a suitable colour to blend with the landscape. Eucalypt pale green is the nominated colour for external walls and roofing requirements.
	AO1.8 Advertising devices do not occur.	Not applicable: No advertising devices proposed.
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation	AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	Not applicable The solar farm generation site is not within the Medium landscape values area.
	AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer	Not applicable The solar farm generation site is not within the Medium landscape values area.
	AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of	Not applicable The solar farm generation site is not within the Medium landscape values area.

Performance outcomes	Acceptable outcomes	Applicant response
within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.	
	AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	Not applicable The solar farm generation site is not within the Medium landscape values area.
	AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).	Not applicable The solar farm generation site is not within the Medium landscape values area.
	AO2.6 Advertising devices do not occur.	Not applicable The solar farm generation site is not within the Medium landscape values area.
Development within a Scenic route buffer / view corridor area		
P03 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates	AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.	Not applicable The solar farm generation site is not within the Scenic route buffer / view corridor area.
	AO3.2 No clearing of native vegetation is undertaken	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	within a Scenic route buffer area.	The solar farm generation site is not within the Scenic route buffer / view corridor area.
	AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code	Not applicable The solar farm generation site is not within the Scenic route buffer / view corridor area.
	AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	Not applicable The solar farm generation site is not within the Scenic route buffer / view corridor area.
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.	Not applicable The solar farm generation site is not within the Coastal scenery area.
	AO4.2 Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not	Not applicable The solar farm generation site is not within the Coastal scenery area.

Performance outcomes	Acceptable outcomes	Applicant response
	less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.	
	AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback: (a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.	Not applicable The solar farm generation site is not within the Coastal scenery area.
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	AO5 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	Not applicable The solar farm generation site is not within the Coastal scenery area.

8.2.7 Natural areas overlay code

Table 8.2.7.3.a – Natural areas overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicants response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or	Complies Surveys have been undertaken of the solar farm development site. The development site is a quarry nearing ending of life operations and is primarily cleared and heavily impacted. Worked over areas (previously quarried areas) are infested by introduced species, primarily grasses. The surrounding area of the development footprint subject to the APZ and vegetation treatment area to mitigate bushfire hazard is Category Z non-remnant vegetation comprises extensive disturbed areas and sclerophyll regrowth. There are no natural watercourses/riparian vegetation or natural remnant vegetation to be affected by the project.
	AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or	Complies Ecological surveys of the solar farm development site have been undertaken by experienced ecologists over two field investigations. These included specific surveys for any potential matters of environmental significance. The development site is a quarry nearing end of life operations and no matters of state / local environmental significance were observed. Refer s. 2.6 of the Town Planning Report.

Performance outcomes	Acceptable outcomes	Applicants response
	AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	Complies The development site occupies an active quarry that is nearing end of life operations. It is cleared of native vegetation and previously worked over areas of the quarry have rehabilitated with a high level of introduced species, primarily guinea grass. Drainage lines have been heavily modified by the quarrying, and the solar farm has been designed to rehabilitate these drainage lines to commensurate with the existing roadside drainage. The APZ and vegetation management zone around the development for bushfire hazard management has been placed such that all aspects of these are within Category X non-remnant vegetation areas. The only area of environmental significance is a small area of Category B remnant native vegetation located upslope approximately 60m from the nearest development boundary. This will not be impacted by the project. Refer s. 2.6 of the Town Planning Report.
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;	Complies (a) The entirety of the development footprint is within an active quarry that is nearing end of life operations. The surrounding APZ and vegetation management area will be undertaken in highly disturbed Category X non-remnant areas and the construction and operation of the solar farm will have no impacts on any important ecological areas. (b) An existing area of vegetation of approximately 0.10a within the lease in the north-west corner has been isolated from the development area by a buffer of 60m between infrastructure and the vegetation boundary. (c) The surveyed boundary of the lease area has been aligned with existing road reserve and property boundary and has no effect on ecologically important

Performance outcomes	Acceptable outcomes	Applicants response
	(e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	areas. (d) The construction of the solar farm does not need any major earthworks that would alter landforms, hydrology and drainage regimes that would negatively affect ecologically important areas. There are no direct flow paths between the solar farm site and the Bloomfield River. (e) There are no significant fauna habitats within the development site. An existing area of vegetation of approximately 0.10a within the lease in the north-west corner provides fauna habitat values, and has been isolated from the development area by a buffer of 60m between infrastructure and the habitat boundary. (f) Security fencing and lighting is a statutory requirement for generation sites under the provisions of the <i>Electrical Safety Act 2002</i> and associated regulations. As the solar farm will be a registered generation station under the <i>Electricity Act 1994</i>, there are compulsory requirements related to site security and safety. The security fence will be designed in accordance with the requirements of ENA Doc-015 National Guideline for Prevention of Unauthorised Access to Electricity Infrastructure. This guideline is not exclusive, with the security fencing between 1.8 and 2.0m high, and will not incorporate barbed wire, razor wire, knot wire meshes, or similar that may entrap bats, birds, reptiles or any other vulnerable fauna.

Performance outcomes	Acceptable outcomes	Applicants response
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or	Not applicable There are no wetland protection areas identified as MSES within or adjacent the solar farm generation site.
	AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Complies: A buffer of approximately 60m is maintained between the solar farm generation site and nearest Category B remnant vegetation. The buffer is mapped as Category X and primarily comprises grassland with sclerophyll regrowth. The APZ and vegetation management zone will not impact on the remnant vegetation. Refer Section 2.6 of the Planning Report.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not applicable There are no wetlands or wetland buffer areas within or adjacent the solar farm generation site.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Not applicable There are no wetlands or wetland buffer areas within or adjacent the solar farm generation site.
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.	Will comply: The Wujal Wujal project EMP contains specific elements related to the management of biosecurity aspects for the project. This includes the adoption of pest and weed hygiene practices as set out in the EMP Refer EMP (Appendix J)

Performance outcomes	Acceptable outcomes	Applicants response
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Will comply: The Wujal Wujal project EMP contains specific elements related to the management of biosecurity aspects for the project. This includes the adoption of pest and weed hygiene practices as set out in the EMP. Refer EMP (Appendix J).
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	Complies An area of approximately 0.10 ha of remnant vegetation is included within the lease in the north-west corner. This has been excluded from development and is separated by approximately 60m from the development footprint. The APZ and vegetation management zone around the development footprint is being undertaken in non-remnant Category X and will affect the ecological value, function and processes of remnant vegetation within the solar farm lease area. Refer s. 2.6 of the Town Planning Report.
	AO6.2 Development within an ecological corridor rehabilitates native vegetation. and	Not applicable The solar farm generation site is not within nor includes any ecological corridors. The site is an active quarry nearing end of life operation.
	AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Not applicable The solar farm generation site is not within nor includes any conservation corridors. The site is a currently active quarry nearing end of life operations.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	Complies There is no native vegetation within or adjoining the vegetation that will be shaded by the infrastructure. The tallest structure is the control room container at 4.01m and is insufficient to cast shading on the nearest native vegetation east of the Cape Tribulation – Bloomfield

Performance outcomes	Acceptable outcomes	Applicants response
		Road.
	A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies Development is not within 10m of riparian vegetation and watercourses. The nearest waterway and riparian vegetation is that of the Bloomfield River, over 120m east of the closest point of the development boundary.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or A08.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable The solar farm generation site is not within an urban area.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	A09 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable The solar farm generation site is not within or adjacent a waterway.

8.2.8 Places of significance overlay code

8.2.8.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Places of significance overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6; impact assessable development.
 - (b) Impact assessable development.
- (2) Land in the Places of significance overlay is identified on the Places of significance overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of local significance sub-category;
 - (b) State heritage places sub-category;
 - (c) Premises adjoining a state heritage place sub-category.

Note – The places of significance overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003.

Note - Development on a state heritage place is regulated by the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the Places of significance overlay code.

- (3) When using this code, reference should be made to Part 5.

Response:

No part of the lease area on Lot 9 RP903516 Cape Tribulation – Bloomfield Road includes any areas identified on the Places of Local Significance Overlay Map Sheets in Schedule 2.

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide hazard overlay; if
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Potential landslide hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.

Response:

No part of the lease area on Lot 9 RP903516 Cape Tribulation – Bloomfield Road is within any areas identified on the Potential Landslide Hazard Overlay Map Sheet in Schedule 2.

8.2.10 Transport network overlay code

Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	Complies Access to the solar farm generation site will utilise existing upgraded entrances/exits to the quarry site directly off the Cape Tribulation – Bloomfield Road which is identified as an Iconic Recreation Route on Transport Network (Pedestrian and Cycle) Overlay Map Sheet - PCN-009. The project will include landscaping to the frontage of the project with the Cape Tribulation – Bloomfield Road to screen the development. The overall development will be partially visible but non-intrusive to passing traffic, and an improvement by comparison with the existing quarry viewshed.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies Access to the solar farm generation site will only be required on an intermittent basis for maintenance/repairs and monitoring. The frequency of access by vehicles will not compromise the safety and efficiency of Cape Tribulation - Bloomfield Road with respect to use by pedestrians and residents along the road.
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies Access to the solar farm generation site will utilise existing upgraded entrances/exits to the quarry site directly off the Cape Tribulation – Bloomfield Road. Use of the access post construction will be intermittent, for monitoring and maintenance / repairs at the solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
P02 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (e) the Transport network overlay maps contained in Schedule 2; (a) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	Not applicable No transport infrastructure is proposed as part of the Wujal Wujal Solar Farm project.
P03 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	Not applicable The solar farm generation site does not involve a sensitive land use within a major transport corridor buffer area.
P04 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.	Not applicable The solar farm generation site is not within or adjacent a major transport corridor.
	AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	Not applicable The solar farm generation site is within or adjacent a major transport corridor.
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	Not applicable The solar farm generation site is not within or adjacent a major transport corridor.
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport	Not applicable The solar farm generation site is not within or adjacent a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	corridor or major transport facility.	
Performance outcomes	Acceptable outcomes	
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	Complies While the solar farm generation site is not within or adjacent a major transport corridor, the raised embankment frontage of the project with the Cape Tribulation – Bloomfield Road will be landscaped with native species in accordance with DSC Planning Scheme Policy SC6.7 – Landscaping so as to provide visual amenity screening for passing traffic.
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	Complies The solar farm generation site fronts the Cape Tribulation – Bloomfield Road which is identified as an Iconic Recreation Route on Transport Network (Pedestrian and Cycle) Overlay Map Sheet - PCN-009. To improve visual amenity the embankment between the development and the road will be landscaped with reference to the DSC Planning Scheme Policy SC6.7 – Landscaping in order to: a) provide additional screening to the development from passing traffic, and b) improve the visual amenity of the otherwise degraded quarry site area.
	AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	Not applicable The solar farm generation site is not within or adjacent a pedestrian and cycle movement network. Noting that the proponent will be undertaking landscaping in accordance with Planning Scheme Policy SC6.7 – Landscaping on the embankment fronting the Cape Tribulation – Bloomfield Road to provide screening and improve visual amenity for passing traffic.

9.3 Use codes

9.3.1 Animal keeping code

9.3.1.1 Application

- (1) This code applies to assessing development for Animal keeping if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development for animal keeping or an unidentified use of a similar nature.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development for Animal keeping.

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

- (1) This code applies to assessing development for Caretaker's accommodation if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any Caretaker's accommodation.

9.3.3 Centre activities code

9.3.3.1 Application

- (1) This code applies to assessing development for:
 - (a) for Centre activities; and
 - (b) all development in a Centre zone, if:
 - (i) if assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Centre activities.

9.3.4 Child care centre code

9.3.4.1 Application

- (1) This code applies to assessing development for a Child care centre if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Child care.

9.3.5 Community care centre code

9.3.5.1 Application

- (1) This code applies to assessing development for a Community care centre if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Community care.

9.3.6 Community facilities code

9.3.6.1 Application

- (1) This code applies to assessing development for a use within the Community facilities activities group, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Community facilities.

9.3.7 Dual occupancy code

9.3.7.1 Application

- (1) This code applies to assessing development for a Dual occupancy, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Dual occupancy.

9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for a dwelling house, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Dwelling house.

9.3.9 Dwelling unit code

9.3.9.1 Application

- (1) This code applies to assessing development for a dwelling unit, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to Dwelling unit.

9.3.10 Extractive industry code

9.3.10.1 Application

- (1) This code applies to assessing development for Extractive Industry, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to extractive industry.

9.3.11 Home based business code

9.3.11.1 Application

- (1) This code applies to assessing development for Home based business, if:
 - (a) self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment or
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to home based business.

9.3.12 Industry activities code

Under Table 1 SC1.1.1 in Schedule 1 of the Planning Scheme, the solar farm generation site is identified as a renewable energy facility and is addressed in the following table.

Table 9.3.12.3.a – Industry activities code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The site coverage of buildings ensures that there is sufficient area for the provision of services and landscaping and caters for flood storage in areas affected by flooding.	AO1 The site coverage is not more than 80%.	Complies Project will be undertaken on a lease of 4.062ha, with the solar farm development footprint (including ancillary structures) of 0.91ha on lot 9 RP903516, Cape Tribulation – Bloomfield Road, Degarra. Site coverage of the lease by the development infrastructure is approximately 23%.
PO2 Setbacks: (a) contribute to an attractive and consistent streetscape appearance; (b) provide for visible employee and customer car parking; (c) allow for landscape planting along street frontages; (d) minimise unusable spaces between buildings / boundaries.	AO2 Buildings, display areas and storage areas are set back: (a) 6 metres from the main road frontage; (b) 3 metres from any secondary road frontage; (c) where the site has a common boundary with land in an industry zone, the building is setback either: (i) zero metres from the side or rear boundary; or (ii) not less than 3 metres from the side or rear boundary. (d) where a site adjoins land other than an industry zone, the building is setback not less than 3 metres from the side or rear boundary.	Complies All infrastructure within the solar farm generation site is set back from all aspects identified under AO2. Closest structures to the main road are approximately 13m, being the sensitive infrastructure and have been located furthest from the high and very high bushfire attack direction from the west.
Amenity		
PO3 The appearance of development provides a quality, legible appearance and workplace.	AO3.1 Pedestrian entrances to buildings are: (a) easily identifiable from the street and directly accessible from the car parking areas; (b) provided with sun and rain shelter a minimum of 900mm width immediately above the entryway.	Not applicable No pedestrian entrances are proposed.
	AO3.2 Ancillary office or sales space is orientated toward the street frontage and is provided with	Not applicable No ancillary office or sales space is proposed

Performance outcomes	Acceptable outcomes	Applicant response
	human scale elements (such as windows, doors, shading devices and variation of construction materials and colours).	
	A03.3 Customer car parking is located to the front or side of premises with clear and direct pedestrian access to the main customer building entry.	Not applicable No customer car parking is proposed.
	A03.4 Outdoor storage areas are not located forward of the building line.	Not applicable No outdoor storage areas are proposed.
	A03.5 Illumination is provided within parking and pedestrian areas during night time hours of operation.	Not applicable No parking and pedestrian areas are proposed.
	A03.6 Development provides clear and legible street numbering for the benefit of motorists.	Not applicable The site is not accessible by the public and street numbering not required.
	A03.7 Gates to a road frontage are sliding or open inwardly into the site.	Complies Gates to be provided on road frontage will be inward opening gates of 6m in width designed to enable fire fighting equipment access and will open inward. Refer Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.
	A03.8 Development on a site greater than 2,500m ² incorporates on-site amenity areas for staff that: (a) provide seating and tables; (b) incorporates weather protection.	Not applicable No on-site staff are required for the solar farm generation site operation.

Performance outcomes	Acceptable outcomes	Applicant response
Landscaping		
PO4 Landscaping is provided to: (a) enhance the appearance and amenity of the development; (b) contribute positively to the appearance of the streetscape.	AO4.1 At least 5% of the site is landscaped.	Alternative solution No landscaping is proposed within the development site owing to the following: - maintenance of vegetation free zones around the perimeter of the development for bushfire hazard mitigation and management. - Shading impacts of vegetation solar panel, reducing their efficiency. - Landscaping vegetation creating fuel loads within the development and creating internal bushfire hazard sources. However landscaping of the entrances and the embankment between the development and the Cape Tribulation – Bloomfield Road frontage will be undertaken in accordance with the landscaping requirements of Planning Scheme Policy SC6.7 – Landscaping. The proposed landscaping will improve the current visual amenity, which is that off an operational quarry. Its is anticipated that approximately 1000m ² will be landscaped to provide visual amenity on the road frontage..
	AO4.2 A landscape strip not less than 2 metres is provided within the site along the road frontage.	Not applicable No landscaping is proposed within the solar farm development footprint. Landscaping is only proposed outside the development on the embankment and gate entranceways adjacent the road frontage for visual amenity.
	AO4.3 Landscaped areas adjoining parking and manoeuvring areas are protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.	Not applicable No landscaping is proposed within the solar farm development footprint. Landscaping is only proposed outside the development on the embankment and gate entranceways adjacent the road frontage for visual amenity.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.4 Planting is to consist of a combination of hardy tropical tree and spreading ground cover species in accordance with Planning scheme policy SC6.7 - Landscaping that will complement the scale of proposed development, without interfering with casual surveillance and sightlines.	Not applicable No landscaping is proposed within the solar farm development footprint. Landscaping is only proposed outside the development on the embankment and gate entranceways adjacent the road frontage for visual amenity.
	AO4.5 Hardy tropical shrubs are provided in accordance with Planning scheme policy SC6.7 - Landscaping to screen bin storage and service areas.	Not applicable No landscaping is proposed within the solar farm development footprint. Landscaping is only proposed outside the development on the embankment and gate entranceways adjacent the road frontage for visual amenity.
	AO4.6 Fencing along street frontages is more than 50% transparent.	Complies Security fencing will be between 1.8 and 2.0m high security fence , The security fence will be designed in accordance with the requirements of ENA Doc-015 National Guideline for Prevention of Unauthorised Access to Electricity Infrastructure. It will be a chain link type fence (e.g. cyclone fence) and transparent.
Services		
PO5 Development adequately takes into account the functional requirements of infrastructure needs and service of the use.	AO5 Design takes into account the potential need to provide: (a) space and access for trade waste connections to the sewer network; (b) waste and recyclable material storage areas; (c) storage tanks; (d) fire fighting booster pumps; (e) electrical infrastructure; (f) car parking, manoeuvring areas including loading facilities.	Complies The road layout proposed with respect to solar farm infrastructure is shown in Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.

Performance outcomes	Acceptable outcomes	Applicant response
Access and loading/unloading of goods		
PO6 The transport of goods and materials to and from sites does not adversely affect the movement of traffic on roads adjacent to the site.	AO6.1 All vehicles are contained within the site when loading and unloading.	Complies The road layout proposed with respect to solar farm infrastructure is shown in Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.
	AO6.2 Manoeuvring area is provided on site to allow a Medium rigid vehicle to enter and exit the site in a forward gear.	Complies The road layout proposed with respect to solar farm infrastructure is shown in Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.
	AO6.3 Site access is limited to one access point to each frontage.	Not applicable Site frontage is greater than 40m and addresses AO6.4 (following). Development Lease A (4.062ha) has a frontage to the Cape Tribulation – Bloomfield Road of 304.36m.
	AO6.4 Where a site has a frontage greater than 40 metres, two access points to the street frontage can be provided they are separated by a distance of not less than 10 metres.	Complies Development Lease A (4.062ha) has a frontage to the Cape Tribulation – Bloomfield Road of 304.36m. Two access/egress from the solar farm generation site to the Cape Tribulation – Bloomfield Road are proposed in order to meet fire appliance access and emergency requirements for bushfire hazard. Both access points will utilise the existing quarry access points. Refer Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.

9.3.13 Multiple dwelling, short term accommodation and retirement facility code

9.3.13.1 Application

- (1) This code applies to assessing development for a Multiple dwelling, short term accommodation residential care facility or retirement facility if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a Multiple dwelling, short term accommodation residential care facility or retirement facility.

9.3.14 Parking station code

9.3.14.1 Application

- (1) This code applies to assessing development for a parking station if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a parking station.

9.3.15 Relocatable home park and tourist park code

9.3.15.1 Application

- (1) This code applies to assessing development for a Relocatable Home Park and Tourist park code if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a relocatable home park and tourist park.

9.3.16 Rooming accommodation code

9.3.16.1 Application

- (1) This code applies to assessing development for Rooming accommodation if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to rooming accommodation.

9.3.17 Rural activities code

9.3.17.1 Application

- (1) This code applies to assessing development for Rural activities if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project is not identified as a defined activity group listed in Table 1 SC1.1.1.2 of Schedule 1. No rural activities are proposed for the project.

9.3.18 Sales office code

9.3.18.1 Application

- (1) This code applies to assessing development for a Sales office if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a sales office.

9.3.19 Service station code

9.3.19.1 Application

- (1) This code applies to assessing development for a Service station if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a service station.

9.3.20 Sport and recreation activities code

9.3.20.1 Application

- (1) This code applies to assessing development for Sport and recreation activities if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to sport and recreation activities.

9.3.21 Telecommunications facility code

9.3.21.1 Application

- (1) This code applies to assessing development for a Telecommunications facility if:
 - (a) assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use;
 - (b) impact assessable development.

Response:

Not applicable: The Wujal Wujal Solar Farm project does not include any development related to a telecommunications facility.

9.4 Other development codes

9.4.1 Access, parking and servicing code

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicants response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	Not applicable No specific vehicle parking areas are proposed for the solar farm generation site.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	Not applicable No specific vehicle parking areas are proposed for the solar farm generation site.

Performance outcomes	Acceptable outcomes	Applicants response
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable No specific vehicle parking areas are proposed for the solar farm generation site.
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable No specific vehicle parking areas are proposed for the solar farm generation site.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Not applicable No specific vehicle parking areas are proposed for the solar farm generation site. Vehicle access will be intermittent and for the purposes of monitoring systems, maintenance and repairs with the vehicle parking to be appropriate to the location of the work area. Hardstand areas are also proposed adjacent to the water tanks for access by fire fighting vehicles.
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Complies No access cross over points are required for the Wujal Wujal solar farm. All access / egress is from the western side of the Cape Tribulation – Bloomfield Road. The road layout proposed with respect to solar farm infrastructure is shown in Appendix D, Plans of Development drawing WJL-CIV-GAR-2010 Rev B.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance	Complies The access from the Cape Tribulation – Bloomfield Road does not cross over on any of the aspects listed in AO3.2. The road layout proposed with respect to solar farm infrastructure is shown in drawing WJL-CIV-GAR-2010 Rev B. Appendix D Plans of Development.

Performance outcomes	Acceptable outcomes	Applicants response
(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	requirements in accordance with AS2980.1.	
	AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	Complies Driveways comprising the entry and exits points to the solar farm will use existing direct access to the current quarry site to/from the Cape Tribulation – Bloomfield Road. Any improvement works to these access points will comply with requirements with the FNQROC Regional Development Manual.
	AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies Driveways comprising the entry and exits points to the solar farm will use existing direct access to the current quarry site to/from the Cape Tribulation – Bloomfield Road. Any improvement works to these access points will comply with requirements with the FNQROC Regional Development Manual.

Performance outcomes	Acceptable outcomes	Applicants response
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable No parking areas are proposed for disability access.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable No parking areas are proposed for disability access.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable No bicycle parking proposed.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not applicable No bicycle parking proposed.
	AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable No bicycle parking proposed.
	AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable No bicycle parking proposed.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable No walking or cycle routes are proposed to be constructed, nor will any existing routes be impacted by the solar farm generation site.

Performance outcomes	Acceptable outcomes	Applicants response
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Complies The road layout proposed with respect to solar farm infrastructure is shown in drawing WJL-CIV-GAR-2010 Rev B. Appendix D Plans of Development.
	AO9.2 Service and loading areas are contained fully within the site.	Complies All service and maintenance activities will be fully contained within the solar farm generation site.
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; do not impede vehicle or pedestrian traffic movement.	Complies All service and maintenance vehicles will access the solar farm off the Cape Tribulation - Bloomfield Road and will not impede any vehicle or pedestrian movement.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	Not applicable The solar farm generation site will not create any traffic demand for parking. Vehicle access will be intermittent, and solely for the purpose of maintenance, repair, and systems monitoring. Subsequently no formal parking and set down areas are proposed owing to the specific functional nature of vehicles using the site. A hardstand area is proposed for fire fighting vehicles adjacent the water tanks commensurate with the vehicle requirements for the Qld Fire Department. The road layout proposed with respect to solar farm infrastructure is shown in drawing WJL-CIV-GAR-2010 Rev B. Appendix D Plans of Development.
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable No queuing and set down areas are proposed.

9.4.2 Advertising devices code

9.4.2.1 Application

- (1) This code applies to assessing:
 - (a) Applications for advertising devices, whether they are associated with material change of use application or are a separate application for operational works:
 - (b) Impact assessable development, to the extent relevant

Response:

Not applicable: The Wujal Wujal solar farm project does not include any development related to advertising devices.

9.4.3 Environmental performance code

The environmental performance code is addressed in the following table.

Table 9.4.3.3.a Environmental performance code – assessable development

Performance outcomes		Acceptable outcomes
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies Exterior security lighting is required for the generation equipment and infrastructure. Security lighting at the solar farm will be installed as low as possible, use motion-sensing technology, be of shielded directional LED optics and preferably of amber or red output and comply with Australian standard AS4282-1997
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	Complies No flood lighting is proposed for the solar farm generation site.
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Complies No lighting is proposed for the access or manoeuvring areas and no car parking is proposed..
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code	AO2.1 Development does not involve activities that would cause noise related environmental harm on nuisance. or environmental harm or nuisance with respect to surrounding land uses.	Complies Solar farm components and operations are generally of low intensity owing to the solid-state nature of much of the infrastructure. There are no significant noise generating equipment associated with the solar farm generation site. Noise is generally typical of that of high voltage electrical infrastructure, with the most obvious being that of the ‘hum’ of the transformers. The hum associated with small transformers on a solar farm generation site is zero (0 dBA) at night, when no power is being produced, and registers between 50 to 60 dBA at a distance of 1 meter during peak generation periods

Performance outcomes	Acceptable outcomes	
		(daylight hours).. Under certain weather conditions, e.g. periods of high humidity, there may be audible crackling or buzzing resulting from corona discharge around the Ergon HV connection between the solar farm and their 22kV high-voltage (HV) transmission lines. Noise associated with the corona discharge and transformer operations would only be heard by pedestrians in immediate proximity to the equipment. Refer Technical supporting information Appendix L.
	AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses	Complies There are no significant noise generating equipment associated with the solar farm generation site. Noise is generally typical of that of high voltage electrical infrastructure, with the most obvious being that of the 'hum' of the transformers. The hum associated with small transformers on a solar farm generation site is zero (0 dBA) at night, when no power is being produced, and registers between 50 to 60 dBA at a distance of 3 feet (1 meter) during peak generation periods. Under certain weather conditions, e.g. periods of high humidity, there may be audible crackling or buzzing resulting from corona discharge around the Ergon HV connection between the solar farm and their 22kV high-voltage (HV) transmission lines. Refer Technical supporting information Appendix L.

Performance outcomes	Acceptable outcomes	
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	Not applicable No car parking areas proposed as part of the development of the solar farm generation site.
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or	Complies There are minimal components of the generation infrastructure that will generates particles or emissions. Electric magnetic fields, i.e, the magnetic flux of the infrastructure (EMF), is completely shielded in all components and poses no environmental risk.
	AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.	Complies There are minimal components of the solar farm infrastructure that will generate particles or emissions. Electric magnetic fields, i.e, the magnetic flux of the infrastructure (EMF), is completely shielded in all components and poses no environmental risk.

Performance outcomes		Acceptable outcomes
		Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or	Complies There are no components of the proposed works that create odorous emissions.
	AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	Complies There are no components of the proposed works that create odorous emissions.
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.	Not applicable No waste or recyclable material storage is proposed as part of the solar farm generation site operations.
	AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise	Not applicable No waste or recyclable material storage is proposed as part of the solar farm generation site operations.

Performance outcomes		Acceptable outcomes
		and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses	AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;	Not applicable The solar farm generation infrastructure is not listed as a sensitive land use activity under the DSC Planning Scheme.
	or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	Not applicable The solar farm generation infrastructure is not listed as a sensitive land use activity under the DSC Planning Scheme.
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate	AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering	Complies A drainage and slope assessment has been undertaken to inform the erosion and sediment control measures

Performance outcomes	Acceptable outcomes	
quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures	watercourses, drainage lines and downstream receiving waters. Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	necessary to control overland stormwater. Additionally the project EMP requires all contractors to develop an Erosion and Sediment Control Plan (ESCP) compliant with the International Erosion Control Association (IECA) guidelines and the FNQROC Regional Development Manual. No native remnant vegetation, waterway bed, banks or riparian areas will be disturbed by the project construction, and there will be no ongoing environmental effects after completion of the installation of the generation infrastructure.
Pest plants (for material change of use on vacant land over 1,000m²)		
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or	Complies The solar farm development site has been surveyed for presence of declared pest plants. No declared plant pests were identified, however worked over quarry areas are dominated by introduced and escaped ornamentals. Removal and management of these will be undertaken in accordance with the Construction EMP (C-EMP) to be undertaken for the project, based on the framework EMP presented in Appendix J The site will be resurveyed prior to the start of works to support the finalisation of the C-EMP.
	AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	Will comply No declared plant pests were identified, however worked over quarry areas are dominated by introduced and escaped ornamentals. Removal and management of these will be undertaken in accordance with the Construction EMP (C-EMP) to be undertaken for the project, based on the framework EMP presented in Appendix J The site will be resurveyed prior to the start of works to support the finalisation of the C-EMP.

9.4.4 Filling and excavation code

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies Earthworks required for the solar farm site are necessary for the stabilisation and reconfiguration of the development site following quarrying activities. Cut and fill activities in excess of those identified in AO1.1 are not required. All filling and excavation work will improve the site stability, reduce erosion potential and improve visual amenity by comparison with the existing degraded quarry site modified landform and characteristics.
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Not applicable No cuts requiring batters or retaining walls and / or benches/terraces capable of supporting mature vegetation are required for any aspect of construction within the development site.
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	Complies No significant buildings/infrastructure are proposed that would shield fill and excavation works. However noting that the PV solar arrays, post construction, will shield any cuts/batters from public viewsheds, also noting that the solar farm is not visible from any private or commercial residence/business in the local area Primary mechanism to improve visual amenity will be to utilise the existing 2-3m high batter between the solar farm development site and the Cape Tribulation – Bloomfield Road as the shielding screen. This

Performance outcomes	Acceptable outcomes	Applicant response
		batter, and the entrances to the solar farm are proposed to be landscaped with native species to further provide visual shielding of the solar farm. Refer Appendix L Technical Supporting Information. .
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	Complies No benches/terraces proposed as part of the solar farm development footprint. No topsoil to be retained as a result.
	AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	Complies No cut and/or fill within 600mm of any property boundary is required for construction of any infrastructure within the solar farm generation site. All construction works are a minimum of 10m from lease boundary.
	AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	Will comply Any cut and fill on slopes will be stabilised against erosion through a number of measures including geotextile fabric during construction, post construction seeding and grassing, installation and maintenance of drainage control. Noting that the average slope across the development site is approximately 5° and represents a minor erosion risk.
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	Complies Earthworks required for the solar farm site are necessary for the stabilisation and reconfiguration of the development site following quarrying activities. Cut and fill activities in excess of those identified in AO1.1 are not required. All filling and excavation work will improve the site stability, reduce erosion potential and improve visual

Performance outcomes	Acceptable outcomes	Applicant response
		amenity by comparison with the existing degraded quarry site modified landform and characteristics. The development site for the solar farm is not adjacent to any adjoining properties and will not impact on the privacy and stability of these.
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Complies No filling and excavation will occur within 2 metres of the solar farm lease boundary. Minor earthworks associated with improving access and drainage to the Cape Tribulation – Bloomfield road will be required.
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	Complies The natural contours of the development site within the lease have been heavily modified by past and current quarrying operations. This has included interruptions to previously existing drainage paths through the site. Filling and excavation proposed for the development will include the reinstatement of drainage controls across the site such that the current situation which including ponding and uncontrolled overland flow will be rectified. Drainage controls have been identified for the solar farm site, and a formal ESCP (construction) will be developed in according s.5 of the FNQROC Development Manual and the IECA Best Practice Erosion Control guidelines. Proposed drainage controls are identified in Appendix D, Plans of Development, drawing WJL-GIS-0301
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any	Complies Drainage controls have been identified for the solar

Performance outcomes	Acceptable outcomes	Applicant response
	other land or road reserves.	farm site, and a formal ESCP (construction) will be developed in according s.5 of the FNQROC Development Manual and the IECA Best Practice Erosion Control guidelines. Proposed drainage controls are identified in Appendix D, Plans of Development, drawing WJL-GIS-0301
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Complies Drainage controls have been identified for the solar farm site, and a formal ESCP (construction) will be developed in according s.5 of the FNQROC Development Manual and the IECA Best Practice Erosion Control guidelines. P Proposed drainage controls are identified in Appendix D, Plans of Development, drawing WJL-GIS-0301
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Will comply Filling and excavation required for the site i will comply with the FNQROC Development Manual specifications where these are appropriate to the scale and intensity of any excavation or fill required.
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Will comply .Drainage controls have been identified for the solar farm site, and a formal ESCP (construction) will be developed in according s.5 of the FNQROC Development Manual and the IECA Best Practice Erosion Control guidelines. There is no direct connection of any waterway between the solar farm and any natural watercourse.. Proposed drainage controls are identified in Appendix D, Plans of Development, drawing WJL-

Performance outcomes	Acceptable outcomes	Applicant response
		GIS-0301
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies There are no public utilities within the solar farm development site. Excavation and filling within the solar farm is of a minor nature necessary only for access road construction and drainage controls.

9.4.5 Infrastructure works code

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Compatible development		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow safety and efficiency of pedestrians, cyclists and vehicles,	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies No footpaths or pathways are proposed for the project.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	Complies No kerb ramp crossovers proposed.
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5-FNQROC Regional Development Manual and is no less than a 1.2 metre section.	Complies There are no pipes, cables or conduits required to cross existing footpaths within or adjacent the solar farm generation site development footprint.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new	Not applicable There are no existing footpaths within or adjacent the solar farm generation site development footprint.

Performance outcomes	Acceptable outcomes	Applicant Response
	and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve.	Not applicable No accessibility structures are proposed for the solar farm generation site.
	AO2.2 Accessibility structures are designed in accordance with AS1428.3	Not applicable No accessibility structures are proposed for the solar farm generation site.
	AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Not applicable No accessibility structures are proposed for the solar farm generation site.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or	Not applicable No water supply connection is proposed to Council's reticulation water supply network.
	AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with	Complies Two 10,000 litre potable water supply tanks for fire fighting purposes will be installed within the solar farm generation site with 50mm ball valve with a camlock fitting and/or any specific connection requirement by the

Performance outcomes	Acceptable outcomes	Applicant Response
	the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	Qld Fire Department to address fire appliance connections to the water tanks.
Non tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; achieve water quality objectives.	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included	Not applicable No non-tidal artificial waterways are proposed for this project.
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	Not applicable No non-tidal artificial waterways are proposed for this project.
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar	Not applicable No non-tidal artificial waterways are proposed for this project.

Performance outcomes	Acceptable outcomes	Applicant Response
	ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	Not applicable No non-tidal artificial waterways are proposed for this project.
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable No non-tidal artificial waterways are proposed for this project.
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable No non-tidal artificial waterways are proposed for this project.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design	Not applicable No non-tidal artificial waterways are proposed for this project.

Performance outcomes	Acceptable outcomes	Applicant Response
	and maintenance.	
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters	A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Not applicable No wastewater is generated by the electrical distribution network in the road reserve.
	A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable No wastewater is generated by the electrical distribution network in the road reserve.
	A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable No wastewater is generated by the electrical distribution network in the road reserve.
	A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels	Not applicable No wastewater is generated by the electrical distribution network in the road reserve.

Performance outcomes	Acceptable outcomes	Applicant Response
	where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (iii) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network;	Complies All connections within the solar farm generation site and to the distribution network will be in accordance with the Qld <i>Electrical Safety Act 2002</i> and associated regulations. External connections will be an Ergon Energy asset.
	AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies The outgoing high voltage 22kV line from the solar farm generation site to the distribution network will be made in accordance with the FNQROC Regional Development Manual and in accordance with the Qld <i>Electrical Safety Act 2002</i> and associated regulations. External connections will be an Ergon Energy asset.

Performance outcomes	Acceptable outcomes	Applicant Response
	Note - Areas north of the Daintree River have a different standard.	
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Complies (a) All pad mounted electricity infrastructure is not located in land for open space or sport and recreation purposes. (b) The tallest component is control room (containerised equipment) with a roofline no taller than 4.01m Refer drawings Appendix D, Plans of Development. Additionally, the proponent has committed to landscaping the existing batter between the solar farm development and the Cape Tribulation – Bloomfield Road to further improve visual screening from the road.
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable The pad mounted infrastructure is not located within a building, or town centre.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Not applicable There are no landline telecommunications services in the project area. All SCADA communications are wireless.

Performance outcomes	Acceptable outcomes	Applicant Response
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable No telecommunications are required as part of the operational work.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Not applicable No new road works are applicable for the works proposed within the road reserve network. All construction, installation and maintenance will be accessed via the existing local govt road network.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable No new road works are applicable for the works proposed within the road reserve network. All construction, installation and maintenance will be accessed via the existing local govt road network.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Not applicable No new road works are applicable for the works proposed within the road reserve network. All construction, installation and maintenance will be accessed via the existing local govt road network.
Alteration and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks..	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies The design and location of the proposed works within the road reserve has been subject to discussions, field visits and recommendations with Douglas Shire Council road infrastructure staff and management. This has included consideration of existing underground Telstra cables, and Council assets in the road reserve including the roads themselves, footpaths, bridges, causeways,

Performance outcomes	Acceptable outcomes	Applicant Response
		signage and other road reserve furniture. The proposed works and development are such that they will be integrated with DSC planning for proposed upgrades and maintenance of their assets.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development. or	Complies The response to the provisions of AO14.2 (below) apply to this project. The operational works have very specific functional location requirements that necessitate locating within the road reserve. There will be requirements for alterations and repairs to DSC road infrastructure as a necessary function of this project. See following.
	AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Will Comply Construction and operational / maintenance access to the solar farm generation site will require upgrading the existing access to the development site (quarry access) from the Cape Tribulation – Bloomfield Road. This will require disturbance to DSC infrastructure, namely Cape Tribulation - Bloomfield Road and possible installation of a culvert in road side spoon drain. Any disturbance will be reinstated in accordance with direction and agreements with DSC, and with the relevant design guidelines in the Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground	Complies The entirety of the solar farm generation site has been designed to avoid the need for native vegetation clearing. All vegetation to be impacted is Category X, primarily exotic grass dominated open areas with isolated successional species. Vegetation to be retained within the lease area includes

Performance outcomes	Acceptable outcomes	Applicant Response
	level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	a small area that is approximately 50m uphill to the northeast and will not be impacted by construction and operations. A project EMP is appended as supporting information to this application. Key aspects to vegetation management are included in the EMP, including identification of sensitive vegetation ('no go' areas), contractor induction and training, waste management, site overseeing of construction in sensitive locations by qualified ecologist/botanist, and biosecurity measures with respect to noxious species management.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Will comply All disturbance, construction and repairs to infrastructure will be reinstated in accordance with direction and agreements with DSC, and with the relevant design guidelines in the Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicable No high speed telecommunications proposed as part of this project.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur;	AO18 No acceptable outcomes are prescribed.	Complies No trade waste storage, collection and disposal is proposed for this project. There are no transformer oils or similar liquid / solid wastes associated with the operation of the distribution network.

Performance outcomes	Acceptable outcomes	Applicant Response
(b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable Solar farm generation site is not within a common private title development.
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable Solar farm generation site is not within a common private title development.
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable Solar farm generation site is not within a common private title development.

Performance outcomes	Acceptable outcomes	Applicant Response
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO8 The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	Complies A Bushfire Hazard Management Plan has been prepared for this project (refer Appendix H, Town Planning Report). This plan identifies establishes clear evacuation routes, access for firefighting equipment, Asset Protection Zones (APZ) and vegetation management buffers around the perimeter of the solar farm.

9.4.6 Landscaping code

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and	AO1 AO1 Development provides landscaping: (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.	Complies Landscaping of the Wujal Wujal will be restricted to the perimeter of the solar farm facing the Cape Tribulation – Bloomfield Road for the purposes of providing additional visual screening of the project site from passing traffic on the Cape Tribulation – Bloomfield Road. The planting will be undertaken on the existing embankment between the solar farm development and the Cape Tribulation – Bloomfield Road, and at the entrances to the solar farm off this road. Landscaping will accord with Planning Scheme Policy SC6.7 – Landscaping, with the species selection chosen with respect to native species appropriate to the local area that: - are not considered at risk of developing flammable hazardous fuel loads (e.g. bark type, leaf litter accumulation) that may contribute to bushfire risk. - do not reach heights that would overtop the solar farm, thereby shading solar arrays and dropping potential combustible fuels (leaves/twigs etc) into the solar farm. - are species that are representative of the area of the solar farm and provide appropriate visual screening sympathetic to the local environs.

Performance outcomes	Acceptable outcomes	Applicant response
other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	AO2.1 No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping. AO2.2 Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	Complies: - The proposed landscaping as set out above for PO1, is functional in three key manners: - provides visual screening amenity using local species - species not considered to be capable of developing hazardous fire risk situations. - Species do not attain heights where they would shade solar arrays and deposit flammable material into the solar farm site. - All landscaping will be in accordance with Planning scheme policy SC6.7 – Landscaping. With selection and layout confirmed with Traditional Owners and landscaping to be undertaken in conjunction with Wujal Wujal Aboriginal Council prior to construction. - The landscaping proposed will present an improved visual amenity to traffic on the Cape Tribulation – Bloomfield Road by comparison with the existing degraded quarry site. Refer Visual Amenity in Appendix L Technical Supporting Information
PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites. AO3.2	Complies:

Performance outcomes	Acceptable outcomes	Applicant response
	Mature vegetation on the site that is removed or damaged during development is replaced with advanced species. AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development. AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not applicable: No podium planting proposed.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Complies: A framework Environmental Management Plan (EMP) has been prepared for this project (refer Appendix J) which has included management requirements for weed and invasive species. A construction specific EMP will be prepared based on the framework EMP prior to construction following final surveys of the site.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Complies: A key component of the landscaping proposed for the amenity shielding of the project is the requirement for the species chosen to have specific low flammability risk and are not susceptible to creation of potential fuel loads through leaf litter that would amplify bushfire hazard risks.

Performance outcomes	Acceptable outcomes	Applicant response
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies: Species palette for the landscaping will be chosen in accordance with the Planning scheme policy SC6.7 – Landscaping. Only species meeting requirements to minimise bush fire hazard risk will be chosen, this may include species which are local to the Degarra area, but are not necessarily referenced in the Landscaping Policy.

9.4.7 Reconfiguring a lot code

Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
General lot design standards		
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.	Complies The solar farm generation site complies with Performance outcomes PO7relevant to reconfiguration of a lot within the Rural zone as the reconfiguration satisfies part (a) of PO7 in Table 6.2.10.3a in that the lot reconfiguration results in no additional lots, e.g. through amalgamation or boundary lots and the reconfiguration is limited to one additional lot for the purposes of utility installation.
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	Complies All boundary angles of the lease are greater than 45 degrees.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	Complies The lease area (the new lot) has direct frontage and access to the Cape Tribulation – Bloomfield Road.
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or (d) are incorporated into open space, road reserves, near to lot boundaries or as common property.	Complies The Wujal Wujal solar farm generation site has been identified after a review of prudent and feasible assessment of: - other sites in the project area - ability to avoid native vegetation clearing - proximity to and away from waterways - viewsheds and visual impacts of the generation site, including PV arrays. The chosen site is in existing cleared areas, avoids native vegetation clearing, does not include any perennial or ephemeral waterway, is on mild slopes with minimal erosion risks, and is not visible from any residential or commercial premises. The site is only visible at the gates to the generation site off the Cape Tribulation – Bloomfield Road, with the majority of the infrastructure to be shielded by an existing roadside embankment 2-3m high which is to be landscaped.
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.	Not applicable There is no proposal to further reconfigure the existing lease.

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Where existing buildings or structures are to be retained, development results in: (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.	AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	Not applicable There are no existing buildings or structures on site to be retained.
PO7 Where rear lots are proposed, development: (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained.	AO7.1 Where rear lots are to be established: (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot.	Not applicable There are no rear lots proposed as part of the solar farm development.
	AO7.2 Access strips to the rear lot have a minimum width dimension of: (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.	Not applicable There are no rear lots proposed as part of the solar farm development.

Performance outcomes	Acceptable outcomes	Applicant response
	A07.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone.	Not applicable There are no rear lots proposed as part of the solar farm development.
Structure plans		
Additional requirements for: (a) a site which is more than 5,000m ² in any of the Residential zones; or within these zones, and (b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land. or (d) For a material change of use involving: (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme. Note - This part is to be read in conjunction with the other parts of the code		
P08 A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.	A08.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.	Not applicable The solar farm generation site is not within a Residential zone, does not create 10 or more lots, nor establishes an alternative Zone to the planning scheme.
	A08.2 Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.	Not applicable The solar farm generation site is not within a Residential zone, does not create 10 or more lots, nor establishes an alternative Zone to the planning scheme

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.	AO9.1 Development does not establish cul-de-sac streets unless: (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets. AO9.2 Where a cul-de-sac street is used, it: (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de-sac is visible from its entrance; (c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate. AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.	Not applicable The solar farm generation site is not within a Residential zone, does not create 10 or more lots, nor establishes an alternative Zone to the planning scheme.
PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	PO10 No acceptable outcomes are prescribed.	Not applicable The solar farm generation site is not within a Residential zone, does not create 10 or more lots, nor establishes an alternative Zone to the planning scheme.
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.	AO11.1 New development adjoins adjacent existing or approved urban development.	Not applicable The solar farm generation site is not within a Residential zone, does not create 10 or more lots, nor establishes an alternative Zone to the planning scheme.

Performance outcomes	Acceptable outcomes	Applicant response
Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	AO11.2 New development is not established beyond the identified Local government infrastructure plan area	Not applicable The solar farm generation site is not within a residential neighbourhood.
Urban parkland and environmental open space		
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.
PO13 Development provides land to: (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages.	AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.
AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	AO14.1 Urban parkland is regular in shape.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.
	AO14.2 At least 75% of the urban parkland's frontage is provided as road.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.
	AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.
	AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.

Performance outcomes	Acceptable outcomes	Applicant response
	AO14.5 The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.  Inconsistent design solution - low total number of lots complying with the acceptable outcomes   Lots orientated to front and overlook park to provide casual surveillance. Consistent design solution - high total number of lots complying with the acceptable outcomes.	Not applicable No urban parkland and environmental open spaces are proposed for the solar farm generation site.

Performance outcomes	Acceptable outcomes	Applicant response
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	Not applicable The solar farm generation site is not a gated community private subdivision.
Additional requirements for reconfiguration involving the creation of public streets or roads		
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	Not applicable The solar farm generation site development does not include the creation of public streets or roads.
PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.	AO17 No acceptable outcomes are prescribed.	Not applicable The solar farm generation site development does not include the creation of public streets or roads.
Public transport network		
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	Not applicable The solar farm generation site does not provide for an extension of the public transport route and infrastructure.

Performance outcomes	Acceptable outcomes	Applicant response
Pest plants		
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	Will comply Previous surveys by a qualified ecologist have identified no pest plants at the site listed under the DSC Biosecurity Management Plan. A further survey will be undertaken prior to construction as part of the final Construction – Environmental Management Plan.

9.4.8 Ship-sourced pollutants reception facilities in marinas code

9.4.8.1 Application

- (1) This code applies to all private marine development with six or more berths, located outside Strategic Port Land, Core Port Land and State Development Areas.

Response:

Not applicable: The Wujal Wujal Solar Farm project is not a private marine development with six or more berths.

9.4.9 Vegetation management code

Table 9.4.9.3.a – Vegetation management –assessable development

Note – All vegetation damage is to have regard to the provisions of AS4373-2009 Pruning of Amenity Trees

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire's biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation.	AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	Not applicable No vegetation damage to be undertaken by a statutory authority within the solar farm generation site.
	AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or	Not applicable No vegetation damage to be undertaken by the proponent on behalf of Douglas Shire Council
	AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of: (a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; or (b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres	Complies (a) Vegetation to be cleared includes pest vegetation e.g. guinea grass, lantana prior to construction to establish bushfire hazard separation clearances and Asset Protection Zones (APZ). (b) A number of pest plant species are located within the development site however none are listed under the DSC Biosecurity Management Plan. (c) The solar farm generation site and all vegetation disturbance is within a Rural zone. (d) Not applicable. Project not within a Conservation or Environmental management zone.

Performance outcomes	Acceptable outcomes	Applicant response
	of an existing or approved structure, not including a boundary fence;.	
	AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is: (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or	Complies (a) Requirements under the <i>Electricity Safety Act 2002</i> and Construction and operation of solar farms Code of Practice 2019 stipulate setbacks from vegetation that could impact on electrical infrastructure. A firebreak comprising an APZ of 10m width, and an additional 20m vegetation management area is to be established around the perimeter of the solar farm and is essential to maintaining separation distances between bushfire attack and infrastructure to ensure heat radiant flux is commensurate with requirements under the Bushfire Hazard Overlay Code PO. (b) Not applicable – no notice served by DSC or another regulatory authority.
	AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or	Will comply Vegetation management will be undertaken for the purposes of maintaining the APZ and bushfire hazard management area around the perimeter of the solar farm in compliance with the requirements under the Bushfire Hazard Overlay Code. There is no assessable vegetation within the development.
	AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i> ; or	Not applicable No PMAV is required under the <i>Vegetation Management Act 1999</i> for the solar farm generation site. No mapped regulated vegetation is located within the development footprint.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.7 Vegetation damage is essential to the maintenance of an existing fire break; or	Complies A firebreak comprising an APZ of 10m width, and an additional 20m vegetation management area is to be established around the perimeter of the solar farm and is essential to maintaining separation distances between bushfire attack and infrastructure to ensure heat radiant flux is commensurate with requirements under the Bushfire Hazard Overlay Code PO.
	AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling; or	Not applicable No overhead service cabling within the solar farm generation site. No vegetation damage required.
	AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i> ; or	Not applicable The solar farm generation site will not be operating an approved Forest practice.
	AO1.10 Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i> .	Not applicable <i>Sustainable Planning Act 2009</i> repealed 3 rd July 2017
	AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).	Not applicable The solar farm generation site is cleared, with only isolated trees present, none of which are identified as significant trees, and are to be removed for the safe construction and operation of the PV solar arrays and solar generation site, including clearing for the APZ and vegetation management area.
	AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	Complies Vegetation management will be undertaken for the purposes of maintaining the APZ and bushfire hazard management area around the perimeter of the solar farm in compliance with the requirements under the Bushfire Hazard Overlay Code. Vegetation is primarily grassy/exotic weed species dominated with isolated tree regrowth.

Performance outcomes	Acceptable outcomes	Applicant response
PO2 Vegetation damaged on a lot does not result in a nuisance	A02.1 Damaged vegetation is removed and disposed of at an approved site; or	Complies Vegetation to be removed will either be transported off site or mulched and chipped on site. Vegetation will not be burnt.
	A02.2 Damaged vegetation is mulched or chipped if used onsite.	Complies Vegetation to be removed will either be transported off site or mulched and chipped on site. Vegetation will not be burnt.
For assessable development		
PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	A03 No acceptable outcomes are prescribed.	Complies The solar farm generation site is not within or adjacent to a Place of significance as identified on the Places of significance overlay maps