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Our ref://180826

18th August 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Leonard Vogel, Manager Environment and Planning

Dear Sir

RE: Development Application seeking a Development Permit for a Material Change of Use & Reconfiguring of Lot 9 RP903516, Cape Tribulation – Bloomfield Road, Degarra.

With respect to the above Development Application, Environment Pacific has been engaged by Kabanka Pty Ltd (the proponent) to provide planning and environmental services in submitting a Development Application for assessment which seeks to secure a lease area and establish a solar renewable energy plant farm of 0.95MW capacity on lot 9 RP903516. Operational works within the solar farm include earthworks for drainage and internal access.

The Wujal Wujal Solar Farm was initially proposed to be 1.5MW and therefore considered a large solar farm under the *Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025* and a subsequent Social Impact Assessment Study was prepared to inform a potential Community Benefits Agreement with Douglas Shire Council. Council has reviewed the SIA and subsequently did not require a CBA, and the requirement was waived by the Chief Executive

Ergon identified local network constraints which resulted in the solar farm being downgraded from 1.5MW to 0.95MW. As a subsequent small solar farm category, Douglas Shire Council has been identified as the Assessment Manager. This DA for a development permit is therefore for a Material Change of Use & Reconfiguration of a Lot to construct and operate a 0.95MW solar farm and an ancillary pad-mounted energy storage device.

In accordance with s51(2) of *Planning Act 2016*, landowners' consent for the lease plan area within Lot 9 RP903516 (Wujal Wujal Aboriginal Shire Council) has been provided in **Appendix C**.

In support of the application, please find following attached:

**DA Form 1 –
Planning Report**

- SARA Prelodgment Advice – **Appendix A**
- Lease Plan prepared by RPS– **Appendix B**
- Owners Consent – **Appendix C**
- Plans of Development – **Appendix D**
- Contaminated Land Register and Environmental Register Searches – **Appendix E**
- Geotechnical Report – **Appendix F**
- Letter from Douglas Shire Council re: waiver of Community Benefit Agreement – **Appendix G**
- Bushfire Hazard Management Plan – **Appendix H**

- Assessment of the applicable codes under the Planning Scheme (2018) and Planning Scheme Overlays – **Appendix I**
- Wujal Wujal Solar Farm Project Environmental Management Plan – **Appendix J**
- Technical descriptions – **Appendix L**

We understand that the Assessment Fee has not yet been determined, and are seeking Council's advice on this matter, upon which the proponent will pay on receipt.

We trust this application and supporting information meets the requirements of the *Planning Act 2016* and can now be progressed for consideration.

Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me as below

Sincerely

A handwritten signature in black ink, appearing to read 'Andrew Small', with a long horizontal flourish extending to the right.

Andrew Small, PhD, Director
Environment Pacific

Tel: 0409 494 183

Email: andrew.small@environmentpacific.com

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Kabanka Pty Ltd
Contact name (only applicable for companies)	Philip Keogan
Postal address (P.O. Box or street address)	15 Sawmill Road
Suburb	Mossman
State	Queensland
Postcode	4873
Country	Australia
Contact number	0412 639861
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		Lot 9	Cape Tribulation – Bloomfield Road	Degarra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		9	RP903516	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☒ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
145° 19.92'E	15° 56.97'S	☒ WGS84 ☐ GDA94 ☐ Other:	Douglas Shire Council

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer: N/A

☐ On strategic port land under the *Transport Infrastructure Act 1994*
Lot on plan description of strategic port land: N/A
Name of port authority for the lot:

☐ In a tidal area
Name of local government for the tidal area (if applicable): N/A
Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
Name of airport: N/A

☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	No. The property is not on the ERM.
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	No. The property is not on the CLR.

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

1. The project comprises the construction and operation of a 0.95 MW electrical generation (solar) station. The generation station will comprise a solar farm, an ancillary pad-mounted energy storage device, containerised/kiosk electrical switchgear, protection and SCADA systems.
2. Operational works approval is required for excavation / filling over 25m³ for construction of the solar farm generation site.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|--|
| Material change of use | ☐ Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | ☐ Yes – complete division 2 |
| Operational work | ☐ Yes – complete division 3 |
| Building work | ☐ Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Construction and operation of a 0.95 MW / 2.7 MWh solar farm as a renewable energy facility and ancillary pad-mounted energy storage device	No planning scheme definition	N/A	N/A

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

One (1)

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☒ Subdivision (complete 10)	☒ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Renewable energy infrastructure
Number of lots created				1

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☒ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
				Renewable energy infrastructure
Number of parts created				2 (includes existing lot)

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
n/a			n/a	

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
☐ Road work ☒ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☒ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☒ Yes – specify number of new lots:		One (1)
☐ No		

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

Operational works – solar farm generation site: approximately \$6,000,000

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land *(unexploded ordnance)*
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity

☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity ☐ SEQ northern inter-urban break – community activity ☐ SEQ northern inter-urban break – indoor recreation ☐ SEQ northern inter-urban break – urban activity ☐ SEQ northern inter-urban break – combined use ☐ Tidal works or works in a coastal management district ☐ Reconfiguring a lot in a coastal management district or for a canal ☐ Erosion prone area in a coastal management district ☐ Urban design ☐ Water-related development – taking or interfering with water ☐ Water-related development – removing quarry material <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☐ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
☒ Yes – referral response(s) received and listed below are attached to this development application ☐ No		
Referral requirement	Referral agency	Date of referral response
Project is Impact Assessable under Planning Scheme as is a 'non-defined' use under the scheme. DSC indicated a Commercial Benefits Agreement is not required.	Douglas Shire Council	26 th February 2026

Written prelodgment advice 2508-47750 SPL, indicated: - 'appropriately scaled' SIA is required for the (then) 1.5MW Wujal Wujal Solar Farm project. - there are no specific Matters of State Environmental Significance (MSES) that would be triggered by the proposal that require external referral and concurrence by other agencies. - Noted the project is humanitarian orientated, with the primary aim of providing power outage redundancy capacity to remote communities in the event of natural disasters.	Dept State Development Infrastructure and Planning/SARA	2508-47750 SPL 2 nd October 2025
WWASC passed a motion supporting the lease agreement for the solar farm. (Council own the property within Douglas Shire Council).	Wujal Wujal Aboriginal Council	17 th June 2025
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).		
No specific changes to the project were made in response to the SARA referral response 2508-47750 SPL, Changes made to project were as a result of Ergon identifying local network constraints (post SARA referral response) which resulted in - Reducing the size of the solar farm from 1.5MW to 0.95MW - Reduction in size of solar farm footprint from approximately 1.4ha to 1.1ha		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☐ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes ☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☐ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

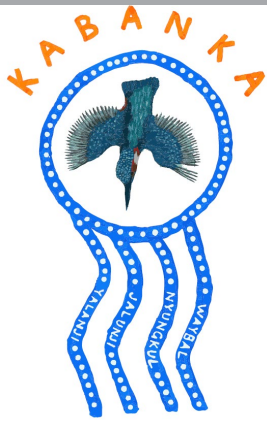
Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



Kabanka Pty Ltd

Development Permit Application

- Material Change of Use for a solar farm, including an ancillary pad-mounted energy-storage device.
- Reconfiguration of a Lot by lease exceeding 10 years
- Operational Works

Lot 9 RP903516
Planning Report

Wujal Wujal Solar Farm

August 2026



environment PACIFIC

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Wujal Wujal Solar Farm – Town Planning Report

Document Status

Rev	Author	Signature	Reviewer	Signature	Date
A	A Small	AS	K Keane	KK	11/07/2026
B	A Small	AS	External	AS	18/08/2026

Table of contents

Executive Summary	6
1. Summary	8
1.1 Development application details	8
1.2 Planning instrument details	8
1.3 Referral agencies	9
2. Site Details	11
2.1 Location	11
2.2 Existing land use	13
2.3 Existing infrastructure and services	13
2.4 Frontage and access	13
2.5 Topography and views	13
2.6 Existing vegetation	16
2.7 Existing waterways	18
2.8 Site Contamination	19
2.9 Flooding	19
2.10 Bushfire Hazard	22
3. Development Background	24
3.1 Commonwealth Interests	24
3.2 Wet Tropics Management Authority	24
4. Statutory Planning Framework	25
4.1 Planning Act 2016	25
4.2 Referrals & State Development Assessment Provisions	26
4.3 Regional Planning	27
4.4 Douglas Shire Planning Scheme (2018)	27
5. Regional Planning Assessment	30
5.1 Statutory context	30
5.2 Development and Site Context	30
5.3 Far North Queensland Regional Plan and Infrastructure Plan 2026	31
6. Douglas Shire Council Planning Scheme Assessment	38
6.1 Introduction	38
6.2 Strategic Framework	39
6.3 Zone Code Assessment	44
6.4 Statewide Codes	46
6.5 Local Plan Code Assessment	47
6.6 Overlay Code Assessment	47

6.7	Development Code Assessment	49
7.	Summary and Conclusions	50

Table Index

Table 1	Development Application Summary	8
Table 2	Planning Instruments	9
Table 3	Applicable Planning Scheme Codes, Solar Farm	28
Table 4	Regional Planning Assessment	31
Table 5	Strategic Framework Assessment	40
Table 6	Rural Zone Code Assessment	45
Table 7	Overlay Code Assessment	47
Table 8	Development Code Assessment	49

Figure Index

Figure 1	Regional setting of solar farm (generation site)	11
Figure 2	Location of solar farm (lease area)	12
Figure 3	Topography and Drainage	14
Figure 4	Roadside Embankment	15
Figure 6	Regulated vegetation	17
Figure 6	Site drainage	18
Figure 7	Roadside culvert	19
Figure 8	Flood level comparison	20
Figure 9	Flood level detail	21
Figure 10	Bushfire Hazard Overlay	23

Appendix Index

Appendix A – SARA and Agency Pre-lodgement Response

Appendix B – Lease Plan Area

Appendix C – Owners Consent

Appendix D – Plans of Development

Appendix E – Contaminated Land and Environmental Register Searches

Appendix F – Geotechnical report

Appendix G – Social Impact Assessment

Appendix H — Bushfire Hazard Management Plan

Appendix I — Tables of Code & Overlay Assessments

Appendix J — Environmental Management Plan

Appendix K — Technical Descriptions

Executive Summary

Kabanka Pty Ltd (Kabanka, the Proponent) proposes to construct and operate a 0.95 MW small-scale renewable energy facility at Degarra, within the Douglas Shire Council (DSC) local government area. The Wujal Wujal Solar Farm will occupy a development footprint of approximately 0.91 ha within a 4.062 ha lease area over part of Lot 9 on RP903516, Cape Tribulation–Bloomfield Road and will include an ancillary pad mounted energy storage device. The project is funded through the Commonwealth Disaster Ready Fund and administered by the Queensland Reconstruction Authority. Its purpose is to strengthen local energy resilience by supporting the existing Ergon Energy network and improving recovery capacity during and after natural disaster events.

Kabanka are seeking development approval from Douglas Shire Council for a Material Change of Use for a renewable energy facility with an ancillary pad mounted energy storage device., Reconfiguring a Lot by way of a lease exceeding 10 years, and Operational Works associated with earthworks for construction of the solar farm generation site.

The project comprises construction and operation of a 0.95 MW electrical generation station, including photovoltaic solar arrays, an ancillary pad-mounted energy storage device, containerised or kiosk-mounted electrical switchgear, protection equipment, and SCADA systems. The solar farm will connect to the Ergon Energy network via Ergon-owned poles and wires between the generation site and the existing 22 kV network.

The solar farm generation site is a Renewable Energy Facility under the Planning Scheme and located within the Rural Zone. While the use is not identified as an inconsistent use in the Rural Zone, it is not specifically listed in the relevant tables of assessment and is therefore impact assessable. The development application seeks approval for:

Development Permit

- Material Change of Use for a solar farm, including an ancillary pad-mounted energy-storage device
- Reconfiguration of a lot and subdivision – Term Lease greater than 10 years
- Operational Works - fill and excavation of greater than 25m³

The proposal is consistent with the intent of the Rural Zone and supports the Douglas Shire Planning Scheme Strategic Framework, particularly Theme 6 – Infrastructure and Transport. Section 3.9.2, Energy, recognises the role of appropriately located renewable energy infrastructure where it can connect to existing high-voltage electricity networks without significant environmental, social or amenity impacts, and where energy infrastructure is designed to continue functioning after severe natural hazard events. Notably:

(2) *Renewable energy facilities, such as small-scale wind turbine generators and solar panels can connect to an existing, nearby high voltage electricity network (with adequate capacity) without significant environment, social or amenity impact. Energy infrastructure in urban development areas is located, designed and constructed to ensure continuing functioning after severe natural hazard events.*

(3) *Energy infrastructure in urban development areas is located, designed and constructed to ensure continuing functioning after severe natural hazard events.*

The Wujal Wujal Solar Farm has been designed such that it:

- a) Provides a renewable energy source that supports and supplements electrical supply in the Bloomfield and Degarra project area in the event of natural disasters impacting the existing Ergon Energy network, thereby compromising community safety, health, communications and emergency services responses.

- b) Avoids disturbance to native vegetation and fauna habitat by locating the development footprint within an existing cleared quarry area operated by Wujal Wujal Aboriginal Shire Council.
- c) Maintains visual amenity along Cape Tribulation–Bloomfield Road. The generation site is screened from private vantage points in Degarra and Bloomfield by topography and established vegetation and is largely screened from road users by the site elevation and an existing earth ridge. Additional planting will strengthen this screening and improve the appearance of the existing quarry frontage.
- d) Respond to regional natural hazard risks, including cyclonic and storm events, bushfire and flooding, so that the facility can support its intended resilience function.

The application material demonstrates that the proposal can be constructed, operated and maintained in a manner that complies with the relevant assessment benchmarks of the Douglas Shire Planning Scheme and applicable State legislation. The project will provide practical renewable energy infrastructure while avoiding significant impacts on environmental values, scenic amenity and surrounding land uses.

Accordingly, Kabanka submits this development application to Douglas Shire Council for approval, subject to reasonable and relevant conditions.

1. Summary

1.1 Development application details

Development application details as below.

Table 1 Development Application Summary

Information	Details
Applicant	Kabanka Pty Ltd C/Environment Pacific Pty Ltd PO Box 724 Edge Hill QLD 4870
Registered landowner	Lot 9 RP903516 is owned by Wujal Wujal Aboriginal Shire Council
Proposed development:	The project comprises the construction and operation of a 0.95 MW electrical generation (solar) station. The generation station will comprise a solar farm, an ancillary pad-mounted energy-storage device of less than 15m², and containerised/kiosk electrical switchgear, protection and SCADA systems. 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.
Assessment manager:	Douglas Shire Council
Type of approval sought:	Development Permit for: • Material Change of Use for solar farm and ancillary pad-mounted energy-storage device • Reconfiguration of a Lot from one to two lots • Operational works - solar farm construction excavation and filling greater than 25m³
Level of assessment	Impact assessable
Site address:	Lot 9, Cape Tribulation – Bloomfield Road Degarra, QLD 4895
Real property description:	Lot 9 RP903516
Site area:	Solar farm generation site: 4.06 ha lease on Lot 9 RP903516, Development footprint of 0.91ha.
Public notification	Required - 15 business days

1.2 Planning instrument details

Applicable planning instruments relevant to the Wujal Wujal Solar Farm project are presented below.

Table 2 Planning Instruments

Instrument	Detail and Relevancy
State planning policy:	State Planning Policy (2017). Solar farm generation lease site is subject to the following SPP planning overlays. • Liveable Communities – nonapplicable • Economic Growth – nonapplicable • Environment and Heritage – nonapplicable. • Safety and Resilience to Hazards - Flood hazard area – local government flood mapping area - Bushfire prone area - Flood hazard area - Level 1 - Queensland floodplain assessment overlay • Transport and Infrastructure - Active transport corridor
Regional Plan: Designation:	Far North Queensland Regional Plan and Infrastructure Plan 2026 Lot 9 on RP903516 is within the Urban Footprint landuse category.
Planning scheme:	Douglas Shire Council Planning Scheme (commenced 2nd January 2018)
Applicable preliminary approval:	Not applicable
Strategic framework:	Lot 9 on RP903516 is within 'Rural Area' - Strategic Framework Map Sheet 1 - SFM-001 and within the Bloomfield Residential Investigation Area Strategic Framework Part 3 of the DSC Planning Scheme 2018 applicable Themes as mapped under DSC Schedule 2 mapping. Theme 1 – Settlement Patterns • 3.4.2 Urban Settlement ◦ 3.4.2.1 Specific outcomes (Bloomfield Residential Investigation Area) • 3.4.7 Element – Mitigation of hazards Theme 2 - Environment and landscape values • 3.5.2 Biodiversity • 3.5.5 Scenic Amenity-
Zone:	Rural Zone: Zoning Map Sheet - ZM-002
Local plan:	None applicable
Level of assessment:	Impact assessable
Applicable overlays:	Acid Sulfate Soils Overlay Map Sheet - ASS-005 Bushfire Hazard Overlay Map Sheet 0 Hillslopes Overlay Map Sheet – HS-006 Landscape Values Overlay Map Sheet -LV-007 Natural areas Overlay Map Sheet – NA-008 Transport Network (Road Hierarchy) Overlay Maps – RH-005
Applicable codes:	All of Douglas Shire Planning Scheme

1.3 Referral agencies

An early project meeting was held with Douglas Shire Council representatives (September 2nd, 2024) to discuss the potential planning requirements for the solar farm. Key issues identified were:

- A solar farm is an undefined use under the DSC Planning Scheme and therefore will be assessed against the entirety of the DSC Planning Scheme as impact assessable development.
- The Cape Tribulation Bloomfield Road is regarded as a 'scenic road' (presentation road) under the Planning Scheme, and important consideration to be given to visual amenity and viewsheds.
- The lease area is adjacent the Bloomfield River, and potentially vulnerable to flooding in the lower sections of the lease area.
- The lease area is within a bushfire hazard overlay under the Planning Scheme.

Following the above, the Wujal Wujal Solar Farm project was referred to the State Assessment Referral Agency (SARA) 2508-47750 SPL 18th/10/2025, refer **Appendix A**.

The original referral (19th /08/2025) was for a construction and operation of a 1.5 MW solar farm and battery energy storage system (BESS) within a 1.39 ha footprint.

The State Assessment Referral Agency (SARA) and the Department of State Development, Infrastructure and Planning (DSDIP) have formally indicated (pre-lodgement advice 2508-47750 SPL, 2nd October 2025) that an 'appropriately scaled' social impact assessment (SIA) is required for the 1.5MW project and assessment against State Code 26 under the *Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025*. (refer **Appendix A**)

An SIA was undertaken and submitted to Douglas Shire Council as part of referral negotiations and requirements for the project to enter into a Community Benefits Agreement (CBA) (refer **Appendix G**). DSC indicated that a CBA was not required (9th February 2026) and subsequently a waiver request from a CBA was made to the Chief Executive of the *Planning Act 2016* on 28th February 2026. The Chief Executive confirmed the CBA requirements waiver on 14th April 2026 (refer **Appendix G**).

As the original project proposal exceeded the thresholds of 1.0MW size for solar farm / BESS storage electrical generation, the provisions of the *Planning (Social Impact and Community Benefit) and Other Legislation Amendment Act 2025* would apply to the project, including identifying SARA as the Assessment Manager.

Since the confirmation of the CBA waiver, Ergon have identified network constraints in the Wujal Wujal/Degarra service area that have resulted in the design being downrated to 0.95MW and a reduced development footprint. The batteries for this project comprises an ancillary pad-mounted energy-storage device as a single, containerised unit not exceeding 15m² and includes all battery modules, battery management system, HVAC/cooling system, fire protection system and associated DC cabinet. Subsequently as the project is now considered a small solar farm, the development application Assessment Manager is devolved to the Douglas Shire Council.

2. Site Details

2.1 Location

2.1.1 Regional Context

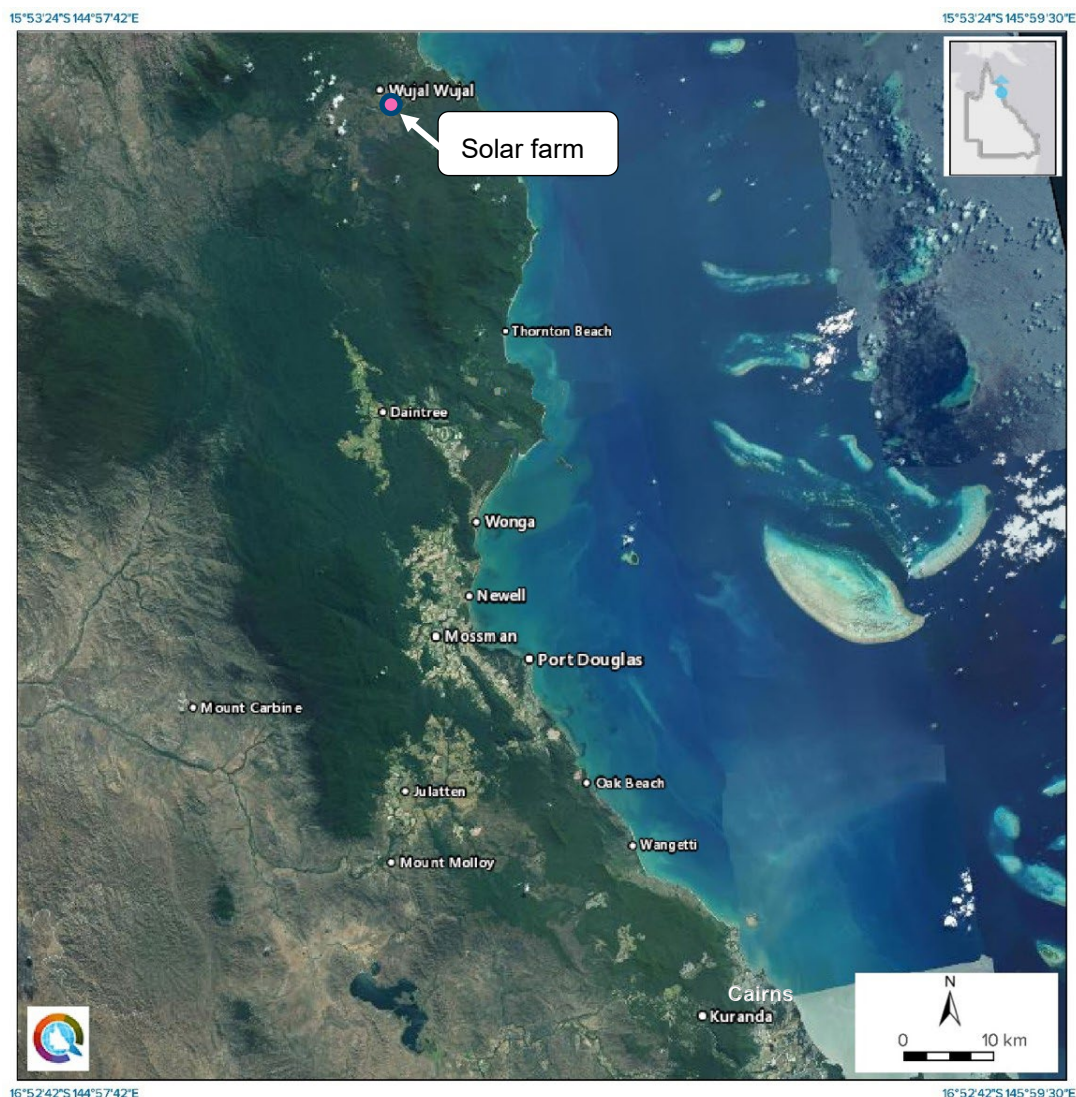
The project is to be undertaken on a lease of 4.062ha within Lot 9, RP903516, Cape Tribulation Bloomfield Road, Degarra, north Queensland. The lot is within the Douglas Shire Council (DSC) Strategic Planning Bloomfield Residential Investigation Area.

The locality is approximately 60km south of the regional centre of Cooktown, and 55km north of the DSC administrative centre of the town of Mossman (in a direct line from both centres). Degarra is accessed by the Cape Tribulation Bloomfield Road from the south, and the Rossville Bloomfield Road from the north.

The development footprint of the 0.91ha solar farm generation site within the lease area is centred on:
WGS 84 (lat/long)

- Latitude: -15° 56.97'S
- Longitude: 145°19'55.46"E

Figure 1 Regional setting of solar farm (generation site)



2.1.2 Local Context

A lease of 4.062 ha has been taken out over a portion of Lot 9 RP903516, Lot 9 Cape Tribulation – Bloomfield Road, Degarra, 4895. Refer **Appendix B** for lease plan survey details. All of the proposed solar farm generation equipment and photovoltaic (PV) arrays are to be located within the lease in development footprint of 0.91ha. The lease is located on the south-east corner of 9 RP903516 and will be accessed from Cape – Tribulation Bloomfield Road via the current entry/exits to the existing quarry.

Figure 2 Location of solar farm (lease area)



2.2 Existing land use

The solar farm generation site is surrounded by the following:

- Northwest: Road reserve, separating Lot 9 RP903516 from 10 RP903517. There is no formed road or access within this parcel.
- Northeast: Cape Tribulation – Bloomfield Road, separating the two parcels comprising Lot 9 RP903516.
- Southwest: Road reserve with formed access track separating Lot 9 RP903516 from 10 RP903517
- Southeast: Lot 8 RP903515. Freehold private rural property on steep slopes, predominantly forested.

Land use within the solar farm lease area is primarily for gravel extraction - including crushing and screening, with adjacent hillslope of open grassy woodland.

2.3 Existing infrastructure and services

There are no permanent structures within the lease area for the solar farm generation site. The site is used by Wujal Wujal Aboriginal Shire Council as a quarry ('borrow pit') source of gravel and is not fenced. There are no communications, water or sewer services along Cape Tribulation – Bloomfield Road.

The main Ergon Energy 22kV high voltage line is approximately 75m to the east of the solar farm site on the opposite side of the Cape Tribulation – Bloomfield Road, with the connection between the solar farm to this line to be an Ergon asset.

There is disused access track (part of the original 'Zig Zag' track) of approximately 167m within the lease area on the northwest corner of the lease. Refer Figure 2.

2.4 Frontage and access

Lease A (4.062ha) has a frontage to the Cape Tribulation – Bloomfield Road of 304.36m.

Refer to **Appendix B** for surveyed lease boundaries.

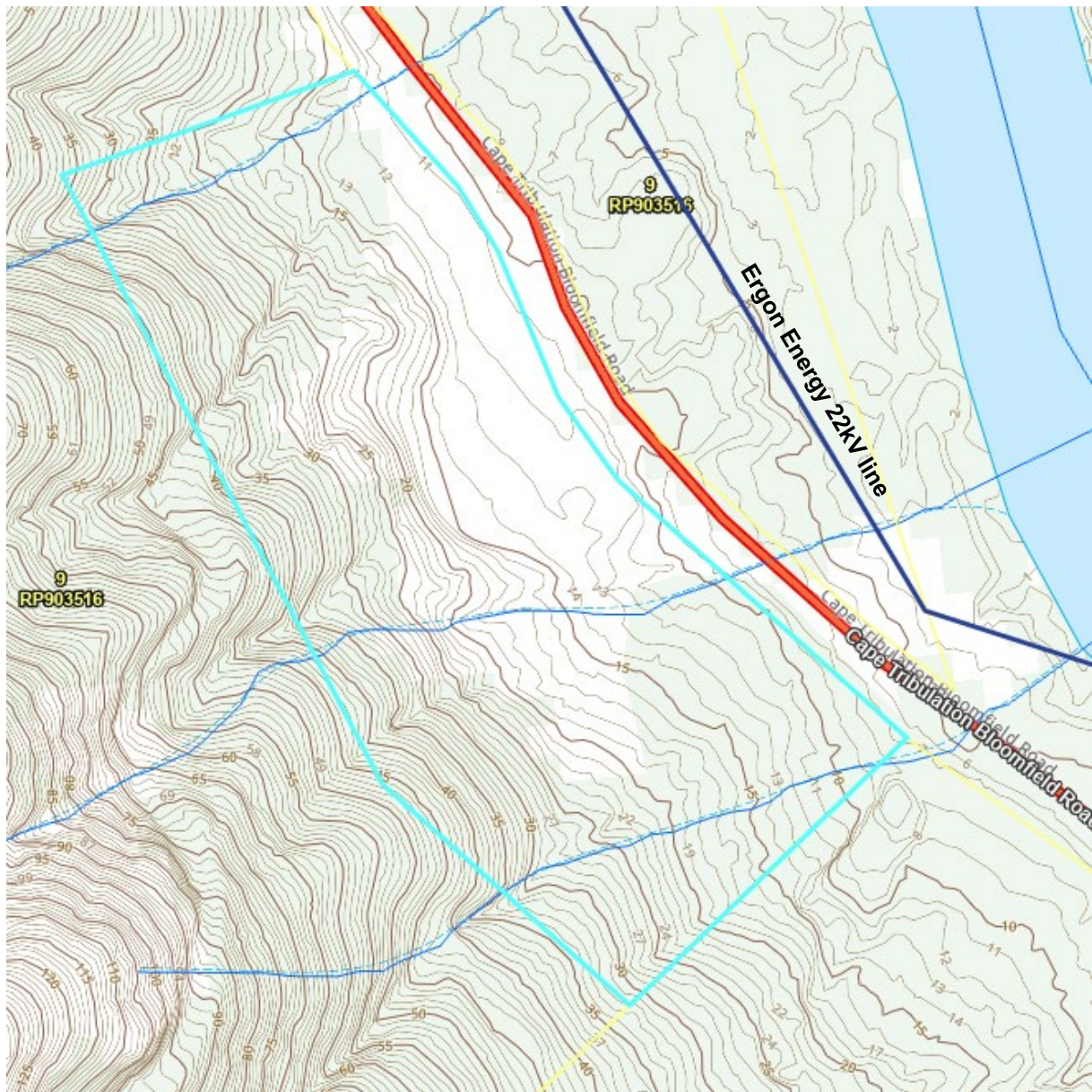
Proposed access to the solar farm generation site is to be from the Cape Tribulation – Bloomfield road using the current entry/exit points from the existing quarry. The proposed access is shown in general layout drawing ZW2025.26-CIV-GAR-0010b, **Appendix D**, Plans of Development.

2.5 Topography and views

2.5.1 Site Aspect

The solar farm proposed site is on the bottom footslopes of a north-east ridge of Peirce's Hill, with a topographical profile increasing from approximately 12m ASL to 38m ASL on a north-east to south-west aspect. The lower slopes of the lease area are relatively flat, with the uppermost sections being of moderate slope. The majority of the topographical profile has been altered to lesser or greater degrees by quarrying activities at the site which has included modifying drainage for overland flow.

Figure 3 Topography and Drainage



Source: Qld Globe.

Surveyed topography is shown in general layout drawing ZW2025.26-CIV-GAR-0010, **Appendix E, Plans of Development**.

2.5.2 Viewshed Analysis

A near-field and far-field viewshed analysis has been undertaken for the Wujal Wujal Solar Farm Project. Refer Technical Supporting information (**Appendix L**). The maximum height of the solar panels above natural surface level is between 1.8 to 2.0m, with the containerised equipment not exceeding 2.9m on 500mm footings. The tallest building is the control room/switch room, being 4.010m above natural surface level (see drawings ZW2025.26-CIV-GAR-0010 in **Appendix D**). The overall tallest structure will be an Ergon asset, being: a concrete pole adjacent the solar farm which will be the standard Ergon 15m height for road crossings enabling connection between the solar farm and the Ergon 22kV line on the opposite side of the Cape Tribulation – Bloomfield Road.

The solar farm is located with frontage of approximately 304m. to the Cape Tribulation – Bloomfield Road. Quarrying operations have resulted in an approximate 3m high embankment separating the road reserve from the quarry, with entry/exits to the quarry the only break in this embankment. This

embankment currently provides a high level of general immunity of view from passing traffic, as the main road is located below the partially vegetated embankment. Once constructed, the only viewshed to passing traffic of the solar panel array will be at the entrance points to the solar farm, and potentially of the roof of the highest building being the Control Room, at 4.01m above the ground (see Drawing .ZW2025.26-CIV-DWG-0011, **Appendix D**). However, it is intended that this embankment will be landscaped and revegetation, and the intervening screening effect of the vegetation will remove all view of the buildings from motorists, although fleeting glimpses of the solar farm will still be possible to passing traffic at the entrance points.

The construction/operation of the solar farm and associated landscaping/revegetation of the road verge will result in a more scenic experience for passing motorists than the current quarry and its operations.

Figure 4 Roadside Embankment



Roadside embankment (left in photo) with spoon drain looking north along Cape Tribulation – Bloomfield Road.

With respect to far field views and sensitive receptors (e.g. residences) the solar farm is located in a remote rural setting with the nearest sensitive receptor being a residence located approximately 450m to the northeast of the solar farm site, on the opposite bank of the Bloomfield River. The residence is located with an easterly aspect on a ridge with the ridge crest itself and intervening vegetation precluding direct view of the solar farm. Residences in Degarra and further along the Cape Tribulation – Bloomfield Road have no direct view of the solar farm owing to the shielding effects of topography with Peirce's Hill and ridge obscuring all views from Wujal Wujal, and a southerly ridge from north of the Bloomfield River extending southward and obscuring all views from residences in Degarra. Noting also that dense rainforest vegetation along all side roads in rural residential areas provides additional shielding of the solar farm from casual view along access roads to these properties.

The solar array (maximum of 2.0m height), and single storey containerised supporting infrastructure will not be visible from any of these locations and subsequently there will not be any properties subject to glint and glare from the solar arrays.

2.6 Existing vegetation

The development footprint of the entirety of the solar farm generation development site has been entirely cleared of native vegetation for the purposes of the operation of the quarry. In previously quarried areas regrowth in the main comprises extensive swathes of guinea grass (*Megathyrsus maximus*), numerous introduced weed species as a result of machinery acting as dispersal vectors, occasional pioneer species such as *Macaranga tanarius*, and saplings of *Corymbia tessellaris* and *Lophostemon suaveolens*.

There are no existing mature trees within the development site and no regulated vegetation is present. In the wider lease area (not to be developed) there is a small area (approximately 1000m²) mapped as Category B remnant vegetation in the north-west corner of the lease. The balance of the lease comprises open grassland with scattered individuals of *Corymbia tessellaris*, *Corymbia intermedia* comprising the main trees, and an understory of various grasses, predominantly guinea grass in the areas closest to the quarry within the construction area, with native grasses including kangaroo grass (*Themeda triandra*), and blady grass (*Imperata cylindrica*) furthest from the development site uphill into the balance of the lease.

The entire quarry area and lease area is subject to traditional burning practices by Wujal Wujal Aboriginal Shire Council in conjunction with Jabalbina, to reduce fire hazard potential the general Wujal Wujal and Degarra area and for operations at the quarry.

Regulated vegetation with respect to the solar farm generation site is shown in Figure 6.

Surveys for this project identified no protected flora are present within the development site or lease area, and there are no Herbarium records held for any threatened flora species in these areas. Habitat for any threatened flora species is similarly not present within the lease or development areas.

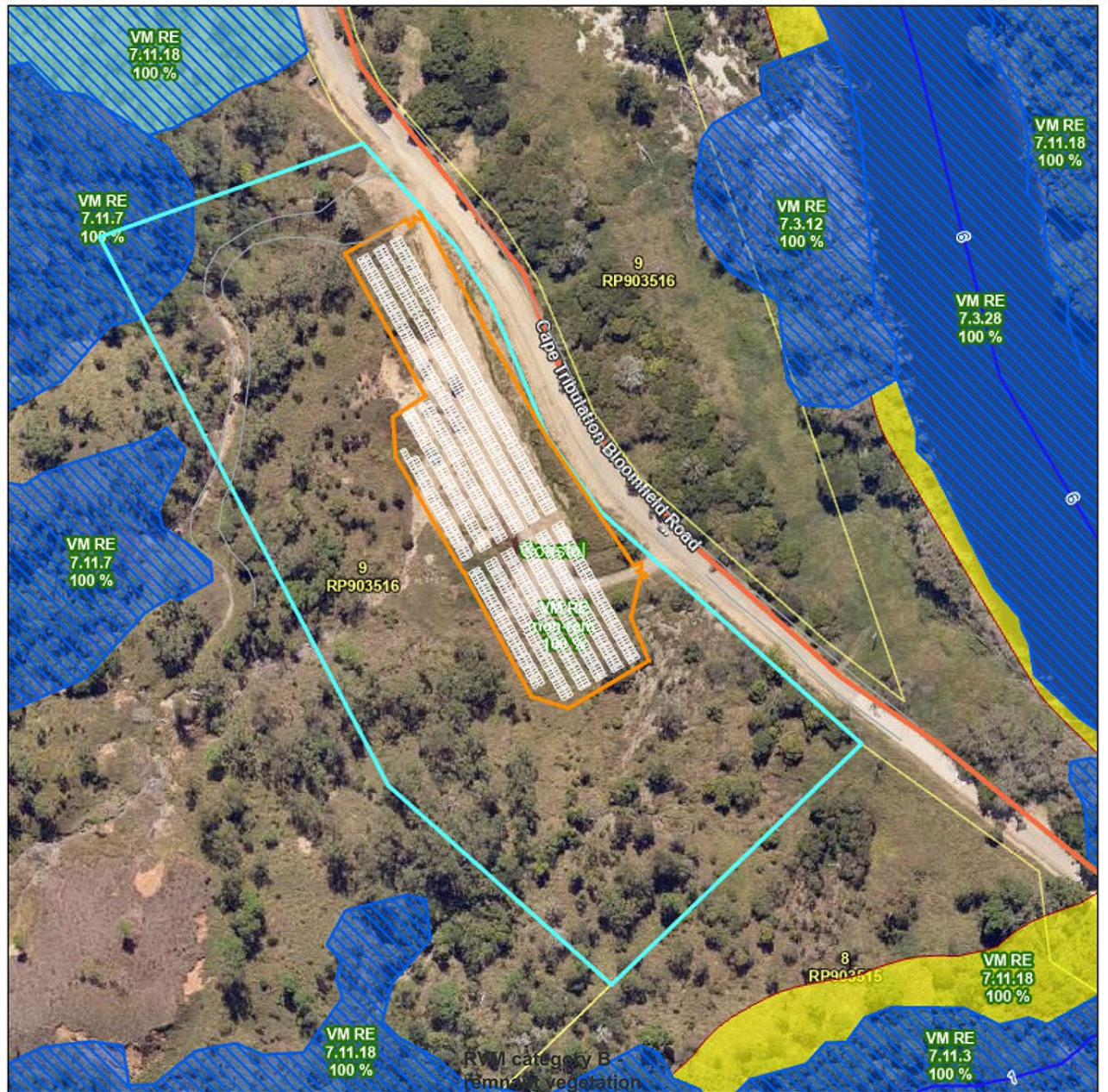
Figure 5 General site overview



Figure 6 Regulated vegetation

15°56'52"S 145°19'49"E

15°56'52"S 145°20'3"E



15°57'5"S 145°19'49"E

15°57'5"S 145°20'3"E

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LEGEND

- RVM category B - remnant vegetation
- RVM category C - high-value regrowth vegetation
- Essential habitat map
- RVM category R - reef regrowth watercourse vegetation
- Lease boundary
- Infrastructure footprint

N
0 50 metres
Scale: 1:2200

Printed at: A4

Print date: 23/6/2026

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Queensland Government

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

2.7 Existing waterways

The closest regulated waterway is the Bloomfield River, approximately 140m at its closest point from the solar farm infrastructure and separated from the development area by the Cape Tribulation Bloomfield Road. Mapped watercourses under Qld Globe identify three flow paths (dashed light blue lines) through the lease area (red outline in below figure) from the limited catchment areas on the eastern side of Peirce's Hill. These are not spatially accurate, and quarrying operations have altered these alignments. Accurate representation have been infield surveyed and shown below (solid light blue lines). These are extremely ephemeral, flowing only under wet season conditions. Only the centre drainage channel impacts on the development site. This drainage channel connects to the current quarry via overland flow and is collected in a shallow swale construction for the quarry inside the raised embankment. This is direct to the roadside drain and discharges to a culvert crossing the Cape Tribulation – Bloomfield Road. The southern drainage channel is not within the development footprint of the generation site and discharges to the roadside drainage network and hence to the culvert further along the road and not to the Bloomfield River as mapped under Qld Globe. The northern drainage line similarly discharges to the roadside drain and culvert, with no observable culvert or any other outlet across the road to the Bloomfield River. None of the drainage lines have any direct connection to the Bloomfield River.

The existing centre overland flow drainage line will be reformed during construction to create a formed drainage line that will discharge to the existing internal swale and hence to the road. See drawing of general arrangement WJL-CIV-GAR-0010B in **Appendix D**.

Figure 7 Site drainage

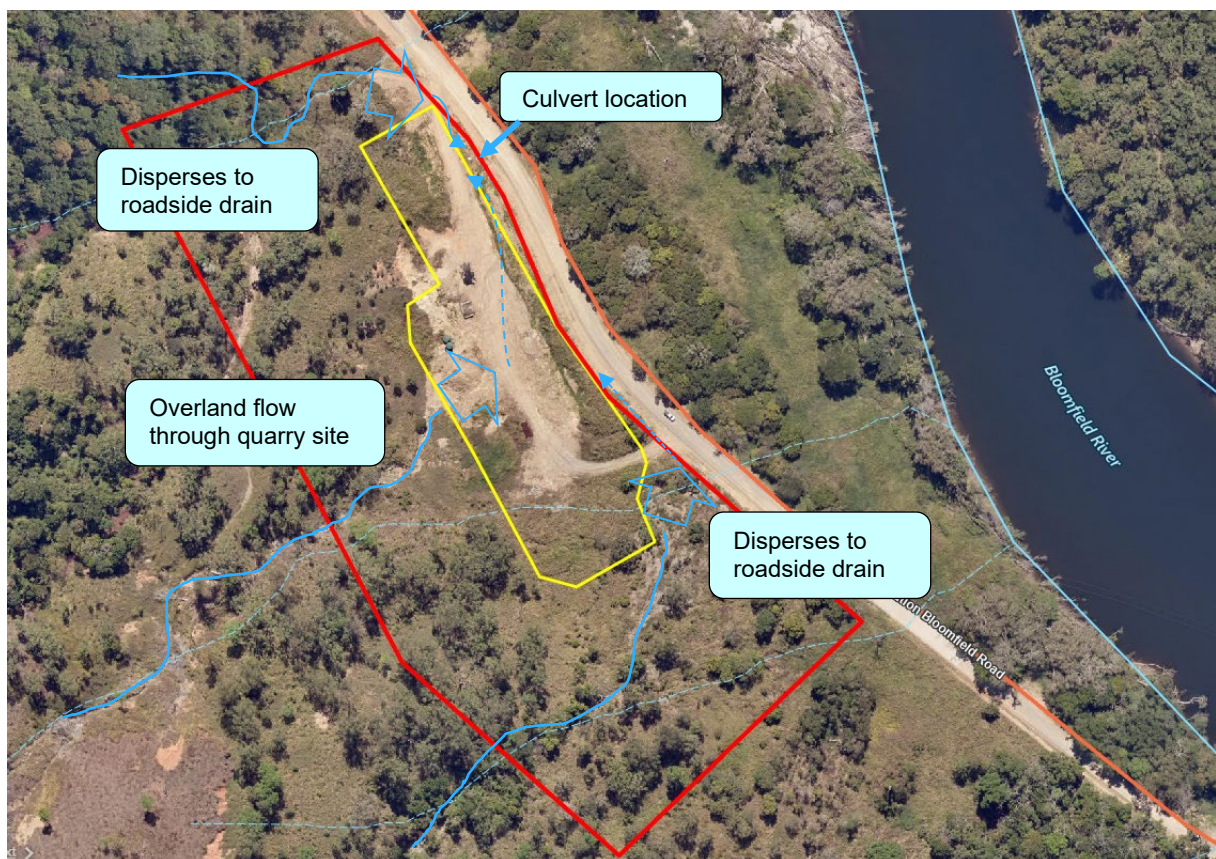


Figure 8 Roadside culvert



The culvert is the only discharge point for the three drainage lines that traverse the lease area. All directly or indirectly empty to the roadside drain on the western side of the road, and discharge to the opposite of the road as an overland flow. There is no direct drainage path to the Bloomfield River.

2.8 Site Contamination

A search of the Environmental Management Register (EMR) and Contaminated Land Register (CLR) has identified that the solar farm site is not included either register. Refer to **Appendix E**.

Geotechnical investigations undertaken across the site in March 2023 have not identified any contaminated soils (see **Appendix F**). The site is above 10m ASL, and no soils with potential or actual acid sulphate (PASS/ASS) have been identified on site.

2.9 Flooding

The proposed lease is within the Flood and Storm Tide Inundation Overlay Map Sheet - FST-001 as including areas within the Queensland Floodplain Assessment Overlay. A detailed assessment and modelling of flooding has been undertaken in the project. Flooding associated with Tropical Cyclone Jasper in December 2023 resulted in unprecedented flood levels which were assessed as being a 0.05% Average Exceedance Probability (AEP), or more simply as a 1:2000 year event, with the Bloomfield River flooding extensive, and including parts of the proposed lease area.

The solar farm location and design has been modelled for various scenarios up to and including the TC Jasper event. Current design is for the infrastructure to be operable up to and including the 0.05% AEP, thereby providing the resilience to the Ergon network necessary to maintain services and respond to recovery events. Climate change has been considered in the modelling and subsequent design for the 1:100 year event normal planning horizon and expanded to include 1:2000 TC Jasper magnitude.

Figure 9 Flood level comparison

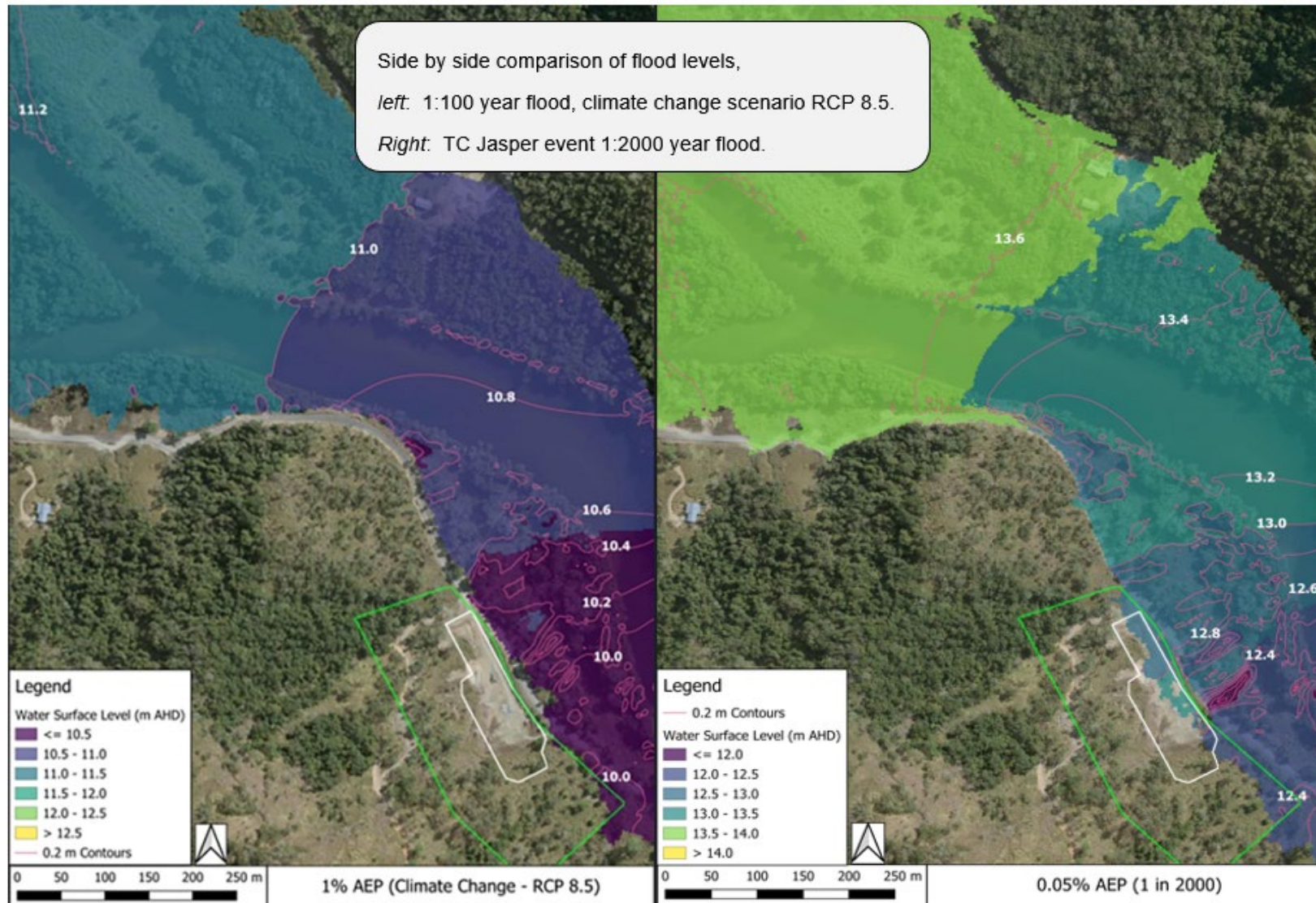
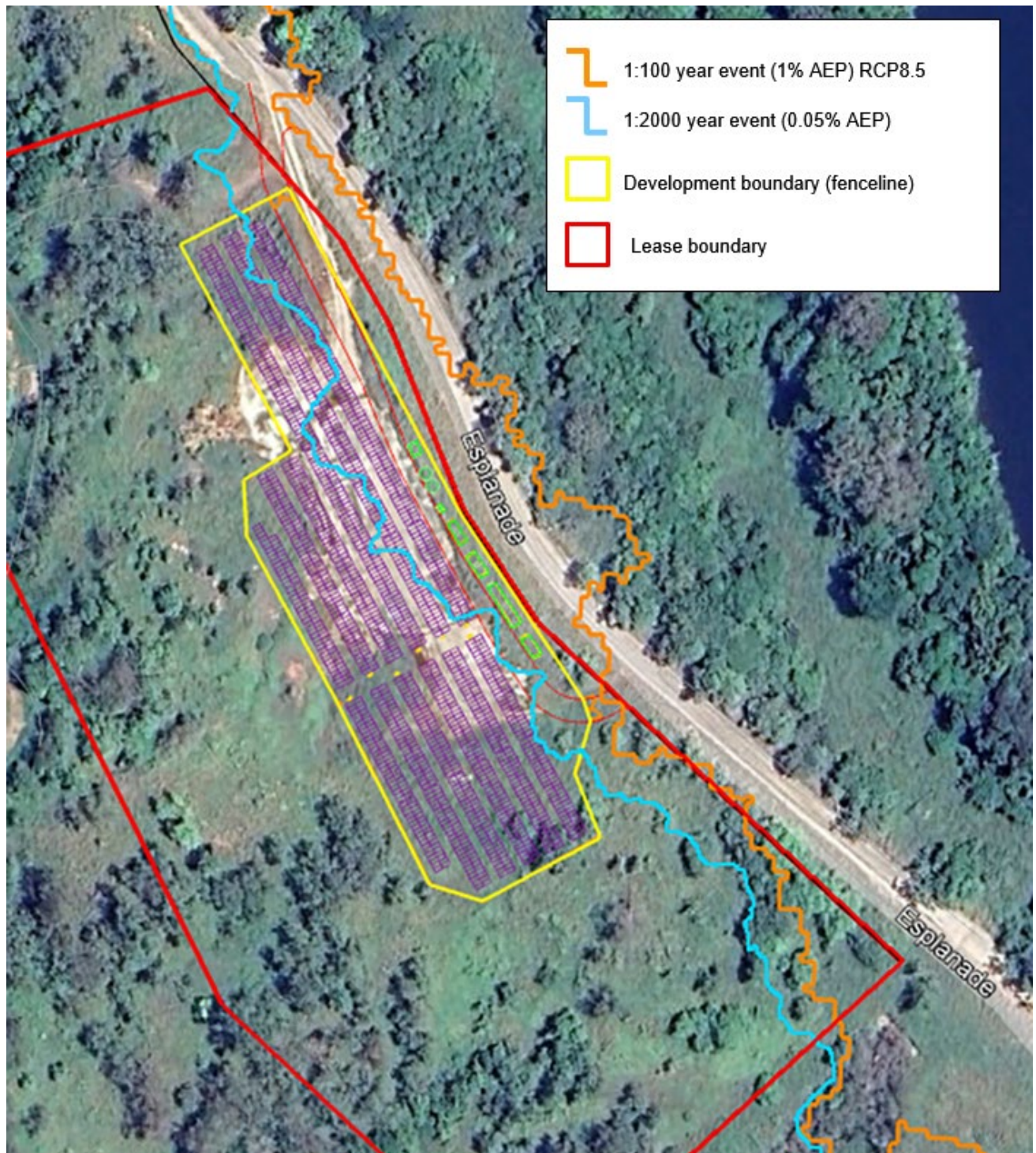


Figure 10 Flood level detail



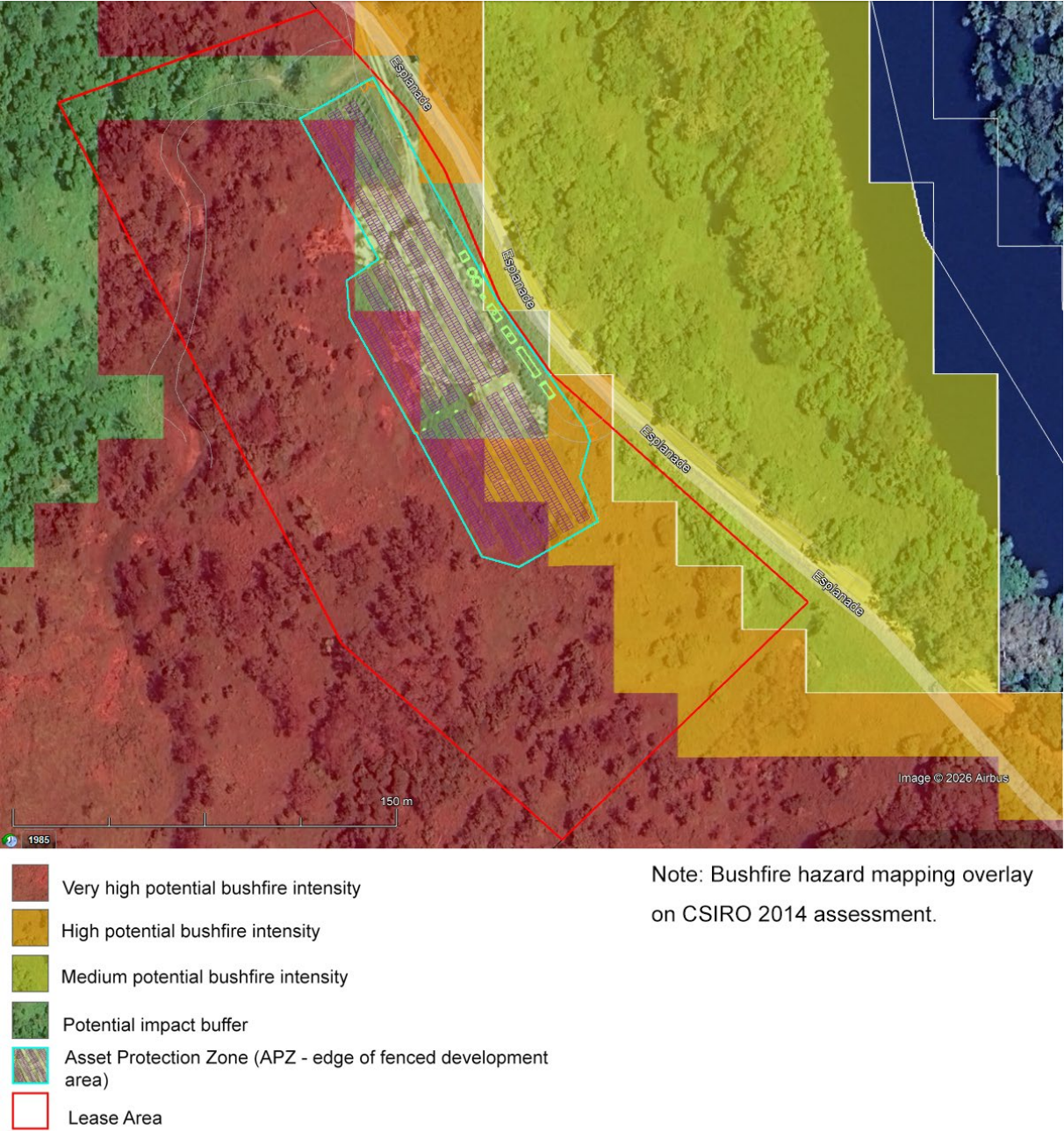
The solar panels are mounted above ground, and similarly all the sensitive equipment, including the ancillary energy storage device and control room, are pad mounted at heights above the modelled 1:2000 inundation level and thereby are designed to continue to operate at flood levels up to and including this event. Sensitive equipment (including the ancillary energy storage device and control room,) are designed to have 300mm indoor freeboard above this level. The quarry existing level will be levelled and raised by 50cm areas by minor grading to a level of or at approximately RL 13m which is at or above the 1:2000 flood event.

2.10 Bushfire Hazard

The lease area is within the Bushfire Hazard Overlay of the DSC Planning Scheme which reflects the State-wide mapping of the Bushfire Hazard Area (Bushfire Prone Area) developed by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) in conjunction with the Queensland Fire Department. It is coarse scale mapping, with requirements for site specific assessment under the SPP.

A Bushfire Hazard Management Plan has been developed in accordance with guidelines of the SPP 4 Safety and Resilience to Hazards - Natural hazards, risk and resilience, and DSC Planning Scheme Policy SC6.9 - Natural hazards. The project infrastructure planning and design has been made with specific reference to managing bushfire hazards. See **Appendix H**, Bushfire Hazard Management Plan. All vulnerable and sensitive infrastructure, including the ancillary pad mounted energy device, control and monitoring systems, have been located with reference to minimising the potential impact of bushfire on these structures.

Figure 11 Bushfire Hazard Overlay



3. Development Background

3.1 Commonwealth Interests

An assessment of the project was made against the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) “Significant Impact Guidelines 1.1 - Matters of National Environmental Significance” (2018) and search undertaken of the Commonwealth Protected Matters Search Tool (PMST).

There are no Matters of National Environmental Significance (MNES) that are impacted by the Wujal Wujal Solar Farm and no referral to the Commonwealth is required for determination as to whether the project constitutes a controlled action under the EPBC Act.

3.2 Wet Tropics Management Authority

The Wujal Wujal Solar Farm is outside of the Wet Tropics World Heritage Area and a referral and an application for a permit under s.45 of the *Wet Tropics Plan 1998* is not required to be made to the Wet Tropics Management Authority (WTMA).

4. Statutory Planning Framework

4.1 Planning Act 2016

4.1.1 Assessment Manager

Douglas Shire Council will be the Assessment Manager as the proposed solar farm has a maximum instantaneous electricity output of 0.95 MW, which is below the 1 MW threshold for a “relevant” or large-scale solar farm assessed by the State Assessment and Referral Agency (SARA). As a small-scale solar farm below 1 MW, located outside a Priority Development Area, this Development Application is subject to impact assessment by Douglas Shire Council under its planning scheme.

The proposed ancillary pad-mounted energy-storage and control system is containerised with a total area of 14.78m² (Refer drawing ZW2025.26-CIV-DWG-0014, **Appendix D**). The energy storage and control systems is within the accepted-development threshold as being below 15m². It does not require a separate material change of use application as a battery storage facility.

4.1.2 Prohibited Development

The proposed Wujal Wujal Solar Farm project does not constitute prohibited development. This has been determined through consideration of the relevant State and local instruments which identifies prohibited development under the *Planning Act 2016* (PA) and Planning Regulation 2017 including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20 of the regulations.

4.1.3 Category of Development

The solar farm generation site within the lease plan on lot 9 RP903516 represents a Material Change of Use in respect to *‘the start of a new use of the premises’*, and Reconfiguring a Lot in respect to *‘dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is a lease for term including renewal options, not exceeding 10 years’*.

Section 44(3) of the *Planning Act 2016* states that “Assessable Development is development for which a development approval is required”. Hence, Reconfiguring a Lot and a Material Change of Use for the establishment of the Wujal Wujal project solar generation site in the Rural Zone is made assessable and requires a development approval under the DSC Planning Scheme in accordance with s43(1) of the PA as “Assessable Development”.

4.1.4 Assessable Development Statutory Considerations

The Wujal Wujal Solar Farm project is Impact Assessable as it constitutes an undefined use under the DSC Planning Scheme for the Rural Zone. As such assessment must be undertaken against the entire DSC planning scheme for those aspects of the project that trigger or require consideration against strategic frameworks and all other relevant assessment benchmarks.

When assessing the application, the relevant considerations of the Assessment Manager (DSC) in making the decision are in accordance with Sections 59, 60(3), and 62 of the PA and Sections 29-31 of the PA. Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

- (a) “To approve all or part of the application;
- (b) To approve all or part of the application, but impose development conditions on the approval;
- (c) To refuse the application.”

4.1.5 State Planning Policy

The State Planning Policy (2017) (SPP) outlines 17 state interests arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Part E of the SPP identifies various State interests and assessment benchmarks not addressed within the local planning scheme which are required to be considered during the development assessment process.

The SPP Interactive Mapping System¹ was accessed to determine those SPP that overlay the Wujal Wujal Solar Farm project lease area. Those identified include:

- Natural Hazard Risk and Resilience:
 - Flood hazard area - local government flood mapping area
 - Bushfire prone area
 - Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Environment and Heritage: Biodiversity
 - Matters of State Environmental Significance (MSES) – Regulated vegetation (category B)
 - Matters of State Environmental Significance (MSES) – Regulated vegetation (essential habitat)
 - Matters of State Environmental Significance (MSES) – Wildlife habitat (endangered or vulnerable)

Of the above, only Natural Hazard Risk and Resilience elements are applicable to the solar farm project as all Environment and Heritage elements are outside the development (generation site) footprint.

4.2 Referrals & State Development Assessment Provisions

The Development Assessment Mapping System (DAMS²), was accessed for the lease plan area on Lot 9 RP90516 to identify matters of State interest relevant to the project.

DAMS identified the following as matters of State interest refer (Appendix A) for the general lease area.

- Native Vegetation Clearing - regulated vegetation Category B 'least concern'.
- Native Vegetation Clearing - regulated vegetation Essential Habitat.

None of the above are applicable to the generation site, no native vegetation is to be cleared for project.

State Assessment Referral Agency

Pre-lodgement advice request was submitted to SARA on 26 September 2025

¹ <https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking>

² <https://dams.dsdip.esriaustraliaonline.com.au/damappingsystem/?accordions=SARA%20DA%20Mapping>

Prelodgment advice from SARA/DSIDP (2508-47750 SPL 2nd October 2025) did not identify any specific SPP state interests in the generation footprint

The Qld Government has no State Interests identified in the solar farm generation site. (SARA ref: 2508-47750 SPL). **Appendix A.**

4.3 Regional Planning

The *Far North Queensland Regional Plan and Infrastructure Plan 2026* is a statutory regional plan applying to Douglas Shire and hence applicable to the Wujal Wujal Solar Farm project. It was gazetted on 8 May 2026 and commenced on 9 May 2026, replacing the 2009–2031 regional plan.

For development assessment, the Wujal Wujal Solar farm must be assessed against, or have regard to, the following parts to the extent relevant:

- Chapter 3: Regional growth pattern and areas of regional interest;
- Chapter 4: Policy outcomes and strategies; and
- Appendix 1: Far North Queensland Infrastructure Plan.

Where those provisions are relevant, non-compliance may constitute a conflict with the regional plan. The Infrastructure Plan's policy outcomes and strategies have statutory relevance, while its "future planning considerations" are strategic guidance and do not represent commitments to fund or deliver infrastructure

4.4 Douglas Shire Planning Scheme (2018)

4.4.1 Land Use Definition

The Wujal Wujal Solar Farm project comprises the construction and operation of a 0.95MW solar farm and ancillary pad-mounted energy-storage device on a development site of 0.91ha. Connection to the Ergon 22kV network will be via an Ergon owned and operated asset.

The solar farm and associated ancillary components are defined under the DSC Planning Scheme Schedule 1 Table SC 1.1.b – Use definitions as:

Renewable Energy Facility.

Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources, (including solar farm, wind, tidal), but not including wind turbine or solar panels supplying energy to domestic or rural activities on the same site.

The connection to the Ergon electricity supply network will be an Ergon asset with a maximum voltage of 22kV and is defined under Schedule 1 Table SC 1.2.b – Administrative definitions as:

Minor electricity infrastructure.

Table SC 1.2.b Administrative definitions (extract)

Performance outcomes	Acceptable outcomes
Minor electricity infrastructure*	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: • Augmentations/upgrades to existing power lines where the voltage of the infrastructure does not increase • Augmentations to existing substation (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.

*Note –Denotes a Queensland Planning Provisions (QPP) mandatory administrative definition.

4.4.2 Applicable Planning Scheme Overlays Solar Farm Generation Site MCU, RoL, Operational Works

The solar farm generation lease plan area is affected by the following overlays:

- Acid Sulfate Soils Overlay Map Sheet - ASS-005
- Bushfire Hazard Overlay Map Sheet 0
- Hillslopes Overlay Map Sheet – HS-006
- Landscape Values Overlay Map Sheet -LV-007
- Natural areas Overlay Map Sheet – NA-008
- Transport Network (Road Hierarchy) Overlay Maps – RH-005

4.4.3 Applicable Planning Scheme Codes

The following table lists the applicable codes of the DSC Planning Scheme that the solar farm site subdivision is subject to assessment against.

Table 3 Applicable Planning Scheme Codes, Solar Farm

DSC Planning Scheme Component	Reference
Zone Codes	
6.2.3 – Rural zone code	Addressed in s.6.3 this document and Appendix I
Local Plan Code	
Nonapplicable	Nonapplicable
Overlay Codes	
8.2.1-Acid Sulfate Soils Overlay Code 8.2.2 -Bushfire Hazard Overlay Code 8.2.4 - Flood and Storm Tide Inundation Overlay 8.2.5 - Hillslopes Overlay Code 8.2.6 - Landscape Values Overlay Code 8.2.7- Natural areas Overlay Code 8.2.10-Transport Network Overlay Code	Addressed in s.6.5 and Appendix I

DSC Planning Scheme Component	Reference
Statewide Codes	
9.2.3 Reconfiguration of a lot	Addressed in s. 6.4 and Appendix I
Development Codes	
9.4.3-Environmental Performance Code 9.4.4-Filling & Excavation Code 9.4.3-Infrastructure Works Code 9.4.6 Landscaping code 9.4.7-Reconfiguration of a Lot Code	Addressed in s.6.7 of this document and Appendix I

5. Regional Planning Assessment

5.1 Statutory context

The Far North Queensland Regional Plan and Infrastructure Plan 2026 was made on 8 May 2026 and commenced on 9 May 2026. It is a State planning instrument under the *Planning Act 2016* and applies to the Douglas Shire local government area.

For development assessment purposes, the relevant components of the Regional Plan are:

- Chapter 3 - Regional growth pattern and areas of regional interest,
- Chapter 4 - Policy outcomes and strategies, and
- Appendix 1 - Far North Queensland Infrastructure Plan, to the extent relevant to the development.

The Infrastructure Plan policy outcomes and strategies form part of the statutory regional planning framework.

For Douglas Shire, Appendix 1 of the 2026 Regional Plan is the applicable Far North Queensland Infrastructure Plan. The earlier standalone Far North Queensland Infrastructure Plan 2024 continues for the Cape York local government areas outside the 2026 regional planning area. Accordingly, a separate assessment against the 2024 Infrastructure Plan is not required for this development.

5.2 Development and Site Context

The proposed Wujal Wujal Solar Farm comprises a 0.95 MW ground-mounted solar photovoltaic facility with an ancillary pad-mounted energy-storage device on part of Lot 9 on RP903516, Degarra. The development is contained within an approximately 0.91 ha lease area, with the ancillary energy storage (and all management and operating components) occupying 14.78 m².

The development footprint is located within an existing quarry area, with no native vegetation present, and does not require clearing of regulated vegetation. No watercourses occur within or immediately adjoining the development area, and the site is not vulnerable to flooding up to a 1:2000 year event, however the solar and systems can continue to operate at and above the 1:2000 year event as an allowance has been made in the infrastructure design for this eventuality (equivalent to TC Jasper flood event).

The Wet Tropics World Heritage Area is not in proximity to the development footprint and World Heritage values will not be affected by the project and a Bushfire Hazard Management Plan has been prepared specifically for the solar farm generation site (refer **Appendix H**).

The project is situated within the Bloomfield Residential Investigation Area. This designation is relevant to consideration of the longer-term development potential of the locality and requires consideration of whether the proposed solar farm would prejudice or sterilise land that may ultimately be required for residential purposes.

The Wujal Wujal Solar Farm project is considered compatible with that longer-term strategic intent. The project occupies a small and discrete area, consists predominantly of demountable photovoltaic modules, mounting structures and electrical equipment, does not establish a permanent resident population, generates no demand for conventional urban services, and is capable of being decommissioned and the land rehabilitated at the end of the operational life of the facility. The Wujal Wujal Solar Farm Project therefore does not predetermine the ultimate planning outcome for the Bloomfield Residential Investigation Area or materially prejudice the future consideration of the land for residential purposes.

The development would also provide energy infrastructure capable of contributing to the reliability and resilience of electricity supply in the Wujal Wujal/Degarra locality. In this respect, the Wujal Wujal Solar Farm project represents infrastructure that can support, rather than constrain, the longer-term servicing and resilience of the surrounding community.

5.3 Far North Queensland Regional Plan and Infrastructure Plan 2026

5.3.1 Assessment against the Regional Plan

The following assessment addresses the provisions of Chapters 3 and 4 and Appendix 1 of the *Far North Queensland Regional Plan and Infrastructure Plan 2026* that are relevant to the proposed development.

Table 4 Regional Planning Assessment

Regional Plan provision	Assessment of the proposed development	Finding
Chapter 3 - Regional Landscape and Rural Production Area (RLRPA)	The RLRPA supports the economic development of rural communities while protecting rural landscapes, natural assets and long-term land-management values. The proposed solar farm is a small-scale infrastructure use occupying only approximately 0.91 ha. It does not involve urban expansion, establishment of a resident population or broad-scale conversion of rural land. No remnant vegetation clearing is required. The development is therefore compatible with the non-urban function of the RLRPA.	Complies
Chapter 3 - Bloomfield Residential Investigation Area / longer-term urban growth potential	The Regional Plan recognises that some parts of the RLRPA may ultimately be required for longer-term urban growth and should not be developed or fragmented in a way that prejudices that future opportunity. The solar farm is spatially limited and substantially reversible. Panels, racks, containerised control and energy storage ancillary equipment can be removed at the end of the project life and the land rehabilitated. The 0.91 ha development does not establish a permanent urban or industrial land-use pattern and does not materially sterilise the broader investigation area. The proposal therefore preserves future strategic planning options for residential development.	Complies
Theme 1 - Housing, Policy Outcome 2, Strategy 2.8 - future long-term land supply	Strategy 2.8 provides for investigation of future regionally significant land supply outside the Urban Footprint to accommodate longer-term growth. The proposal does not compromise that objective. Rather than permanently alienating land, the solar farm establishes an interim infrastructure use capable of future removal and rehabilitation. Its limited footprint does not dictate the configuration, density, servicing or future structure of any residential development subsequently contemplated within the Bloomfield Residential Investigation Area.	Complies

Regional Plan provision	Assessment of the proposed development	Finding
Theme 1 - Douglas Shire Strategy 2.15 - development north of the Daintree River	Strategy 2.15 seeks to limit new development north of the Daintree River and requires new development to consider serviceability and protect local character and unique ecological values. The solar farm is distinguishable from conventional urban expansion: it introduces no permanent population, requires minimal ongoing water, wastewater or community servicing, and provides essential energy infrastructure. It is confined to non-remnant land, is remote from the Wet Tropics World Heritage Area and is low profile in form. The proposal is therefore compatible with the intent of Strategy 2.15.	Complies
Theme 2 - Policy Outcome 1, Strategy 1.5 - economic growth and diversification	Strategy 1.5 facilitates appropriately located innovation and value-adding activities within the RLRPA, expressly including energy. The project directly accords with this strategy by delivering renewable generation and energy-storage infrastructure in a rural locality. Its small physical footprint and minimal operational service requirements allow economic, hazard resilience and infrastructure benefits to be achieved without significant conversion of rural land.	Strongly complies
Theme 3 - Policy Outcome 1 - ecotourism and nature-based tourism	The proposal will not interfere with access to nature-based tourism destinations or require clearing of the natural landscape that supports the region's tourism identity. The solar arrays are low profile and all control equipment is containerised, and the development can be screened from the adjoining road through retained vegetation and appropriately designed frontage landscaping. The landscaped and developed site will provide a higher degree of visual amenity than the current quarry site and does not materially diminish the natural landscape experience of the locality.	Complies
Theme 3 - Policy Outcome 2, Strategies 2.1-2.3 - regional water quality	The development footprint contains no watercourses and no watercourse immediately adjoins the site. There is therefore no direct waterway crossing, riparian disturbance or removal of riparian vegetation. Conventional erosion, sediment and stormwater controls will apply during construction and operation. The small footprint, absence of watercourses and absence of remnant vegetation clearing substantially reduce potential pathways for downstream impacts.	Complies
Theme 3 - Policy Outcome 3, Strategy 3.1 - natural and landscape values	The design maintains the broader landscape setting of the property. Permanent works are concentrated within a small footprint and do not require clearing of remnant vegetation. The surrounding grassy woodland and vegetation can therefore remain the dominant landscape element beyond the immediate solar facility.	Complies
Theme 3 - Strategy 3.2 - integrity of regional landscapes, scenic amenity and hillslopes	The proposal introduces a visible engineered element into the landscape; however, it consists primarily of low-profile solar arrays rather than tall structures. The modest 0.91 ha footprint, retention of surrounding vegetation and landscape screening along the road frontage provide an appropriate means of integrating the development with its setting. Recessive finishes for equipment enclosures and avoidance of unnecessary external lighting will further minimise visual effects.	Complies

Regional Plan provision	Assessment of the proposed development	Finding
Theme 3 - Strategy 3.3 - renewable energy in the RLRPA	Strategy 3.3 expressly enables renewable-energy opportunities in the RLRPA where appropriately located and compatible with long-term sustainable land management. The proposal utilises a small area of non-remnant land, does not require broad-scale clearing, does not fragment productive or ecological landscapes and is capable of eventual decommissioning and rehabilitation. It is therefore an appropriately located renewable-energy use consistent with the express intent of Strategy 3.3.	Strongly complies
Theme 3 - Strategy 3.4 - fragmentation of the RLRPA	The development does not involve conventional rural-residential fragmentation. As the proposed lease is separately assessable via reconfiguring a lot, Strategy 3.4 provides an exception where one additional lot is created solely for an infrastructure purpose. The Regional Plan definition of infrastructure purpose includes a renewable-energy facility. Accordingly, the lease-based reconfiguration associated with the solar farm is consistent with the infrastructure exception rather than the type of rural fragmentation Strategy 3.4 seeks to prevent.	Complies
Theme 3 - Strategy 3.5 - Douglas Shire and Wujal Wujal hillslopes	Strategy 3.5 specifically protects the ecological values, landscape character and scenic amenity of hillslopes in Degarra and Wujal Wujal. The proposal avoids remnant vegetation clearing and therefore retains the ecological structure of the surrounding hills. Its low-profile built form, small footprint, frontage landscaping and retention of surrounding grassy woodland ensure that the solar facility does not become the dominant element of the broader hillslope landscape.	Complies
Theme 3 - Strategy 3.6 - regional biodiversity network	No remnant vegetation is required to be cleared. The development therefore will not remove or fragment remnant habitat within the project footprint and has no impact on surrounding vegetated habitats. Existing vegetation outside the operational footprint is largely dominated by introduced grasses, and outside of the Asset Protection Zone (APZ) for bushfire management vegetation will be retained, with bushfire management undertaken in a manner that balances life-safety requirements with protection of ecological values. The Bushfire Hazard Management Plan (see Appendix H) requires retained habitat vegetation to be protected from unauthorised clearing and any identified ecological buffers to be maintained.	Complies
Theme 3 - Strategy 3.8 - Wet Tropics World Heritage Area	Strategy 3.8 is directed to development within, directly adjoining or ecologically connected to the Wet Tropics World Heritage Area. The World Heritage Area is not in proximity to the project site. The proposal therefore has no direct relationship with the World Heritage Area and does not affect its scenic amenity, regional biodiversity corridors or rehabilitation areas.	Not applicable / no conflict
Theme 3 - Strategy 3.9 - biosecurity	Construction and operational vegetation management can incorporate standard weed and pest hygiene procedures. As no remnant vegetation clearing is proposed, the scope for disturbance-related weed establishment is limited. Disturbed surfaces will be stabilised and managed through normal construction environmental controls.	Complies

Regional Plan provision	Assessment of the proposed development	Finding
Theme 4 - Policy Outcome 1 - community identity and wellbeing	There in the rapid human retains the rural and tropical landscape context surrounding the development. The arrays are low profile, surrounding native vegetation is retained and the road frontage can be visually integrated with the facility through landscaping. The proposal therefore does not materially alter the identity or sense of place of the Degarra/Bloomfield locality.	Complies
Theme 4 - Policy Outcome 2, Strategy 2.1 - natural hazards and safety	The Wujal Wujal Solar Farm project prime objective is to provide energy resilience to the existing Ergon network to support humanitarian needs during natural disasters. The site is not vulnerable to flooding and therefore does not introduce additional flood exposure. Bushfire represents the principal identified natural hazard requiring project-specific management. A Bushfire Hazard Management Plan has been prepared (Appendix H) and addresses bushfire and hazards through low-fuel vegetation management, emergency access, separation, electrical and energy storage system protection, emergency procedures and dedicated firefighting-water arrangements.	Complies
Appendix 1 - Transport Policy Outcome 1	The solar farm will have very low operational traffic generation, principally comprising intermittent inspection and maintenance visits. Construction traffic is temporary and does not require creation of a new regional transport corridor or significant modification of the regional road network. The project access can also serve emergency appliances in accordance with the Bushfire Hazard Management Plan. The proposal therefore does not compromise the safety, resilience or function of the regional transport network.	Complies
Appendix 1 - Water Policy Outcome 1	The solar farm has negligible routine potable-water demand and does not generate conventional wastewater demand associated with residential or employment-intensive development. No watercourse occurs within or adjoining the site. The development therefore places negligible additional pressure on regional water or wastewater infrastructure. Where reticulated firewater is unavailable, the Bushfire Hazard Management Plan adopts a dedicated static firefighting-water supply as the design basis.	Complies
Appendix 1 - Energy Policy Outcome 1	The Infrastructure Plan seeks an affordable, reliable and sustainable energy system through the responsible delivery of appropriately located energy projects. The proposed development directly advances this outcome by providing distributed renewable generation and storage within a remote/fringe-of-grid locality while maintaining a very small land-use footprint and avoiding remnant vegetation clearing.	Strongly complies
Appendix 1 - Energy Strategy 1.1 - protection of strategic energy corridors and substations	The proposal does not encroach upon or compromise the operation of the Cairns-Townsville strategic transmission corridor or the Woree and Tully strategic energy infrastructure identified by the Regional Plan. Rather than conflicting with regional energy infrastructure, the project represents complementary distributed generation and storage infrastructure.	Complies

Regional Plan provision	Assessment of the proposed development	Finding
Appendix 1 - Energy future planning considerations	The Infrastructure Plan recognises the potential for microgrid experience in Far North Queensland to improve reliability, power quality and community resilience in fringe-of-grid and remote communities. While a strategic rather than separate development-assessment benchmark, this reinforces the regional rationale for a small solar-and-storage project serving the Wujal Wujal/Bloomfield locality.	Strong strategic support

5.3.2 Bloomfield Residential Investigation Area

Particular consideration has been given to the location of the development within the Bloomfield Residential Investigation Area.

The purpose of identifying land for residential investigation is to preserve the opportunity to determine through future strategic planning whether that land should accommodate longer-term residential growth. The existence of the investigation area does not mean that the land is presently required to be developed for residential purposes; equally, development within the area should not materially compromise that future option.

The proposed solar farm is considered compatible with this strategic position for the following reasons:

- The development has a very limited spatial footprint of approximately 0.91 ha and does not constitute broad-scale conversion or fragmentation of the investigation area.
- The principal components of the facility - solar panels, mounting frames, energy storage device, inverters and associated electrical equipment - are substantially removable infrastructure. The site is capable of rehabilitation should the solar farm be decommissioned, however there are currently no plans for decommissioning at the end of the anticipated 30yr project life span. A decommissioning plan that includes site rehabilitation will be provided for any future event and would provide further certainty that future residential-planning options are preserved.
- The Wujal Wujal Solar Farm project establishes no permanent resident population and no demand for conventional urban infrastructure. It therefore does not cause premature or uncoordinated urbanisation of the investigation area and does not require extension of water, wastewater, social or community infrastructure to service the solar farm.
- The development provides energy infrastructure that can improve the resilience and capacity of the locality. Accordingly, the proposal does not frustrate the longer-term investigation of residential development and may contribute positively to the infrastructure context in which that future investigation occurs.

On this basis, the proposed solar farm can operate as an appropriate infrastructure use without sterilising or predetermining the ultimate land-use outcome of the Bloomfield Residential Investigation Area.

5.3.3 Natural Environment and Biodiversity

The environmental circumstances of the site substantially strengthen the Wujal Wujal Solar Farm project consistency with the Regional Plan.

The development requires no clearing of remnant vegetation. There will subsequently be no direct loss of remnant habitat as a consequence of the solar farm. The surrounding native vegetation can continue to perform its landscape and ecological functions, while fuel management immediately

around infrastructure is undertaken in accordance with the Bushfire Hazard Management Plan. The Plan recognises the need to retain habitat vegetation, avoid unauthorised clearing and maintain ecological buffers.

The Wet Tropics World Heritage Area is not in proximity to the project, such that the development will not directly or indirectly affect the World Heritage property's scenic, biodiversity or rehabilitation values.

The site also contains no watercourses and no immediately adjoining watercourses. There will consequently be no watercourse crossings, riparian clearing or direct interference with aquatic habitat. Potential water-quality effects are limited principally to ordinary construction-phase erosion and sediment risk and the unlikely potential for contaminated runoff from an electrical or energy storage device incident. Those risks can be appropriately managed through conventional erosion and sediment controls and the containment and drainage-isolation measures provided for by the Bushfire Hazard Management Plan (see **Appendix H**).

5.3.4 Natural hazards Conclusion

The development area is not vulnerable to flooding up to the 1:2000 year event (0.05% AEP), and the solar farm can continue to operate at this event and above even while parts of the site may be flooded. The proposal avoids introducing new energy infrastructure into an identified flood-risk location up to the 1:2000 year even and does not affect flood storage or conveyance.

Bushfire is the relevant natural hazard for the site and has been specifically addressed through the project Bushfire Hazard Management Plan (see **Appendix H**). The Plan identifies the low routine occupancy of the facility and establishes controls for radiant-heat separation, low-fuel vegetation management, emergency access, firefighting water, electrical and ancillary equipment protection, evacuation and ongoing maintenance.

Subject to implementation of those measures, the development provides an acceptable planning response to the Regional Plan's natural-hazard and infrastructure-resilience outcomes.

5.3.5 Far North Queensland Infrastructure Plan Conclusion

The proposed development is well aligned with the Energy Policy Outcome in Appendix 1 of the Regional Plan.

The Infrastructure Plan seeks the delivery of an affordable, reliable and sustainable energy system through appropriately located and responsibly delivered energy projects. It also recognises the potential for distributed and microgrid energy solutions to improve electricity reliability, power quality and resilience in remote and fringe-of-grid communities.

The Wujal Wujal Solar Farm directly responds to those objectives. It provides a combination of renewable generation and energy storage within a locality where energy resilience during and following natural hazard events are particularly important while having limited land, environmental and infrastructure impacts. Its approximately 0.91 ha development footprint, absence of remnant-vegetation clearing, negligible water and wastewater demand, low operational traffic generation and avoidance of flood-prone land collectively demonstrate that the project represents the type of responsibly located energy infrastructure contemplated by the Infrastructure Plan.

5.3.6 Overall Regional Plan Assessment

Having regard to the relevant provisions of Chapters 3 and 4 and Appendix 1 of the Far North Queensland Regional Plan and Infrastructure Plan 2026, the proposed Wujal Wujal Solar Farm is considered to comply with the Regional Plan and does not give rise to conflict with the Regional Plan.

The proposal is particularly supported by the Regional Plan's express encouragement of appropriately located renewable-energy development within the RLRPA and the Infrastructure Plan's objective of delivering reliable and sustainable energy infrastructure.

The environmental and locational characteristics of the development further support that conclusion. No remnant vegetation is required to be cleared; the Wet Tropics World Heritage Area is not in proximity to the project; no watercourses occur within or adjacent to the development area; the project footprint is not vulnerable to flooding; and the identified bushfire risk is specifically addressed through a Bushfire Hazard Management Plan.

The site's location within the Bloomfield Residential Investigation Area does not result in inconsistency with the Regional Plan.

The solar farm occupies a small proportion of land, is substantially reversible and does not establish a permanent urban or industrial settlement pattern. It therefore does not materially sterilise land or compromise the ability of government to investigate and plan for future residential development within the Wujal Wujal/Degarra locality. Conversely, the delivery of local renewable generation and energy storage provides infrastructure capable of supporting improved electricity reliability and community resilience.

Accordingly, the proposed development represents an appropriately located, small-scale renewable-energy facility that achieves the economic and infrastructure objectives of the Regional Plan while protecting the landscape, ecological, water-quality and natural-hazard values that the Regional Plan seeks to maintain. On this basis, approval of the development is consistent with the strategic and statutory intent of the *Far North Queensland Regional Plan and Infrastructure Plan 2026*.

6. Douglas Shire Council Planning Scheme Assessment

6.1 Introduction

Wujal Wujal and Degarra communities have a disproportionately high exposure to disaster events, particularly cyclones, incurring damaging wind and flood impacts. During these events Ergon's network power supply is inevitably cut off for extended periods of time. This loss of power has materially contributed to the communities' exposure to mass evacuations, hampered recovery efforts and delayed a return to normal for these communities.

This extended loss of power has impacted delivery of essential services such as water and wastewater, medical services, telecommunications and access to food supplies. It has also meant residents in non-impacted homes have had to evacuate.

Jabalbina Yalanji Aboriginal Corporation have received funding under the community Commonwealth Disaster Ready Fund to be administered under the Qld Reconstruction Authority (QRA) for the construction and operation of a 0.95MW solar farm and ancillary pad-mounted energy-storage device on a development site of 0.91ha. The project will be operated by Kabanka Pty Ltd, which is owned by Ngujakura Power Pty Ltd, a subsidiary of Jabalbina Yalanji Aboriginal Corporation's commercial entity, Ngananga Dajway Pty Ltd.

The project delivers a solar and energy storage system that will provide community-wide back-up power when the Ergon network connection is lost during disaster events. The connection from the solar and energy storage system will be an Ergon asset, connected to their existing 22 kV high voltage line to power the Wujal Wujal and Degarra communities. The project will span 30 years and all maintenance, risk management, materials, equipment, replacements, insurance and works on the site will be the responsibility of Kabanka Pty Ltd, and transmission lines, poles and other infrastructure will be the responsibility of Ergon (as an Ergon asset).

Supplying continuous power to the communities during disaster events will ensure provision of essential services, telecommunications, food supplies, emergency housing and reduce the need for mass evacuations.

The site has been selected in consultation with Jabalbina and Wujal Wujal Aboriginal Shire Councils. The site:

- (a) Provides the best use of a quarry at its effective end-of-life use.
- (b) Utilises new and reliable technologies, including solar panel type and energy storage systems resilient to natural hazard events.
- (c) Provides the most suitable location for connection to the existing Ergon 22kV network.
- (d) Adopts a design, location and setting for the project such that all components are located in areas cleared of native vegetation cover.
- (e) Provides minimal visible amenity impacts along the Cape Tribulation – Bloomfield Road. The solar farm is not visible to local residences, and only fleetingly visible to motorists through access gates to the project. Development of the quarry and associated landscaping will improve the current visual amenity of this area.
- (f) Provides a location where infrastructure can operate up to and including the 1:2000 year equivalent TC Jasper flood event.
- (g) Engages Traditional Owners throughout design, planning, construction and operation of the facility.

This Planning Scheme Assessment has concluded that while the Wujal Wujal Solar Farm project represents a new, and undefined use for the Rural Zone, it does not include any prohibited

development, and addresses and fulfils various Planning Scheme Strategic Framework Themes, Elements and Specific Outcomes.

A full assessment of the proposed Wujal Wujal Solar Farm project has been undertaken against the applicable codes of the Planning Scheme and is presented in **Appendix I**, Tables of Assessment. The Wujal Wujal Solar Farm project largely complies with all those requirements for the applicable assessment codes as demonstrated in **Appendix I**.

Where there are departures from 'deemed to comply', the alternative solutions offered are those that predominantly reflect conditions required under very specific functional requirements for the construction and operational parameters of the solar farm.

6.2 Strategic Framework

When assessing an Impact Assessable application, under the provisions of the Planning Regulation, particularly s.31(1)(b), the Assessment Manager must have regard to the whole Planning Scheme, including the Strategic Framework.

The Strategic Framework for the DSC Local Government Area identifies a series of Themes, Elements and Specific Outcomes which sets policy direction and forms the basis of ensuring that appropriate development occurs within the planning scheme area for the duration of the planning scheme. For an impact-assessable application, the Strategic Framework is relevant to the whole-of-scheme assessment. The assessment below considers the Strategic Framework provisions that are most material to the proposed renewable energy facility, its lease-based reconfiguration and associated operational works.

The Wujal Wujal Solar Farm Project on Lot 9 RP903516 is within the Rural Area Zone and the Bloomfield Residential Investigation Area under the Strategic Framework mapping.

The following provides a review of the Wujal Wujal Solar Farm project features against the relevant sections of the Strategic Framework.

Table 5 Strategic Framework Assessment

Strategic Framework provision	Assessment	Finding
Theme 1 – Settlement Pattern 3.4.1 and 3.4.2 – Urban settlement / Residential Investigation Area	Section 3.4.2.1 identifies the Bloomfield Residential Investigation Area with the aim to preserve future strategic planning options for urban development within that area. The Wujal Wujal Solar Farm project does not require conventional urban water or sewerage infrastructure and occupies only approximately 0.91 ha. The project's principal aim is to provide power supply resilience to the Wujal Wujal and Degarra communities during and post natural disaster events, and its infrastructure is substantially removable. The project does not materially sterilise or predetermine the future residential-planning outcome of the Bloomfield Residential Investigation area. A decommissioning and rehabilitation plan will be prepared at the time of decommissioning, and the 30 year project does not prejudice future structure planning.	No material conflict
Theme 1 – Settlement Pattern 3.4.7 – Mitigation of hazards	The Strategic Framework requires development to avoid natural hazards or mitigate risk to an acceptable or tolerable level, not increase hazard consequences, maintain the functionality of community infrastructure during and after hazard events and have regard to climate-change risk. Flood modelling has addressed events through to the 0.05% AEP / approximately 1:2000 TC Jasper event; sensitive equipment is elevated above the modelled level with 300 mm freeboard and the project has been designed to remain operational at that event. A Bushfire Hazard Management Plan has also been prepared. The project's primary purpose—maintaining electricity availability during disaster events—is directly complementary to the outcome requiring community infrastructure to remain functional.	Strongly consistent
Theme 2 – Environment and Landscape Values Biodiversity	The Strategic Framework seeks protection of significant environmental values, threatened species and habitat connectivity. The generation footprint has been deliberately located within the already-cleared quarry. There are no mature trees or regulated vegetation within the development footprint; the approximately 1,000 m ² area of mapped Category B remnant vegetation within the wider lease is outside the development area. Project surveys identified no protected flora or fauna habitats within the development or lease area and no remnant vegetation clearing is required. Retention of vegetation outside the approved operational and bushfire-management footprint, together with weed and pest controls, will maintain consistency with this theme.	Consistent

Strategic Framework provision	Assessment	Finding
Theme 2 – Environment and Landscape Values 3.5.5 – Scenic amenity	Cape Tribulation–Bloomfield Road is id an important scenic/presentation road. The proposed solar panels are low profile at approximately 1.8–2.0 m; an existing approximately 3 m quarry embankment substantially screens the facility from the road; and the viewshed assessment identifies that residences in Degarra and Bloomfield do not have direct views of the facility because of intervening topography and vegetation. Only fleeting views through the existing quarry entrances are anticipated. Revegetation and landscaping of the disturbed quarry frontage provides an opportunity to improve the existing roadside presentation.	Consistent –
Theme 2 – Environment and Landscape Values Air, acoustic protection and hazardous materials	The solar farm will have low routine activity and no intensive industrial process. All control systems, including the ancillary energy-storage device have been sited with respect to appropriate fire, spill and emergency controls. The energy storage device is a single self-contained unit incorporating management, cooling and fire-protection systems. There are no noise sensitive receptors (e.g. residences or businesses) in the immediate area of the project and operational noise generated from the facility will be restricted to intermittent low frequency electrical switchgear and SCADA system operation. The ancillary infrastructure is solid state, and will not generate any discernible noise, emissions or house hazardous substances (e.g., PCB transformer cooling oils).	Consistent
Theme 3 – Natural Resource Management Land and catchment management	The Strategic Framework requires protection of water quality, appropriate stormwater management, minimisation of sediment transport and management of weeds and pests. The project does not disturb a regulated watercourse. Existing quarry drainage consists of ephemeral overland-flow paths, with the affected central drainage path proposed to be reformed and directed through the existing drainage arrangement. There is no direct drainage path from these features to the Bloomfield River. Appropriate erosion and sediment controls, stabilisation, weed hygiene and provisions to contain runoff arising from any potential event during construction/operation is presented in the project Environmental Management Plan.	Consistent
Theme 3 – Natural Resource Management Primary production and rural land fragmentation	The Wujal Wujal Solar Farm Project has no impact on agricultural viability and avoids inappropriate fragmentation of rural land. The lease is solely for a small infrastructure facility in an existing quarry/borrow-pit area and does not impact on productive agricultural land. It	No material conflict

Strategic Framework provision	Assessment	Finding
	does not convert agricultural land to rural-residential use or create a conventional freehold subdivision. The projects limited size and modular infrastructure-nature means that in the event of any future decommissioning the project will not result in the type of rural fragmentation the strategic outcome is principally directed toward.	
Theme 3 – Natural Resource Management 3.6.4 – Resource extraction	The Strategic Framework identifies appropriate rehabilitation of land disturbed by extractive activities. The Wujal Wujal Solar Farm constitutes an adaptive use of a quarry area approaching its effective end-of-life, rather than disturbance of an intact rural landscape. Landscaping and revegetation associated with the solar farm will improve parts of the disturbed frontage. Should the solar farm be decommissioned at any time into the future, rehabilitation requirements will be identified in the project Decommissioning Plan.	Consistent –
Theme 4 – Strong Communities and Identity Community wellbeing, identity and Indigenous participation	The Strategic Framework seeks to maintain local character and identity, improve community wellbeing and safety, respect Traditional Owner knowledge and support economic-development opportunities for Eastern Kuku Yalanji people. The project has been developed with Jabalbina and Wujal Wujal Aboriginal Shire Council involvement, and Kabanka Pty Ltd, as Jabalbina's commercial entity, will be the lessees and operate and maintain the solar farm. The facility is intended to maintain power for water, wastewater, medical, telecommunications, food and emergency functions when the Ergon network is disrupted. This represents a positive contribution to community safety, resilience and local Indigenous economic participation without materially altering the rural character of Degarra/Bloomfield.	Strongly consistent
Theme 5 – Economy Economic growth and diversification	Theme 5 supports diversification of the Shire's economic base and environmentally responsible economic activity. The proposal delivers renewable-energy infrastructure on previously disturbed land, supports community and network resilience, uses existing electricity infrastructure and does not compromise productive agricultural land. It therefore represents a form of clean-energy economic diversification that is compatible with the strategic direction for a resilient local economy.	Strongly consistent
Theme 6 – Infrastructure and Transport 3.9.2 – Energy	The Wujal Wujal Solar Farm project provides demonstrated compliance with the planning outcomes sought under this theme. Theme 6 promotes sustainable infrastructure	Strongly consistent

Strategic Framework provision	Assessment	Finding
	technologies and infrastructure designed with regard to visual amenity. Section 3.9.2 recognises renewable-energy facilities that can connect to a nearby high-voltage network with adequate capacity without significant environmental, social or amenity impact, and energy infrastructure designed to continue functioning following severe natural-hazard events. The Ergon 22 kV line is approximately 75 m from the solar farm and connection works are to become an Ergon asset. The project's 0.95 MW scale, cleared quarry location, limited visual exposure and hazard-resilient design directly address this strategic aim..	
Theme 6 – Infrastructure and Transport Water, waste and transport infrastructure	The solar farm has negligible conventional water or wastewater demand. Access is proposed through the existing quarry access from the Cape Tribulation – Bloomfield Road, and operational traffic will be limited principally to inspection and maintenance visits. Construction traffic is temporary. All construction traffic will be via existing sealed roads (Rossville – Bloomfield Road) and the infrequent vehicle access will not place any material additional impacts on the transport network.	Consistent

6.2.1 Strategic Framework Assessment Conclusion

On balance, the Wujal Wujal Solar Farm is consistent with, and in several respects directly advances, the policy intent of the Douglas Shire Planning Scheme Strategic Framework. The strongest strategic support is identified under Theme 6 – Infrastructure and Transport, particularly section 3.9.2 Energy. The project is a specific renewable power generation facility that connects to existing nearby high-voltage transmission infrastructure while minimising the potential for environmental, social and amenity impacts and maintaining functionality through severe natural hazards.

The site's location in the Bloomfield Residential Investigation Area does not create a material strategic conflict. The proposed use is small, infrastructure-based and non-residential. The project will not generate premature urbanisation or require extension of conventional urban services. The Wujal Wujal Solar farm infrastructure is modular in form, and capable of being dismantled and removed in the event of any future decommissioning. In this manner the project does not compromise existing and future urban planning.

There are no significant strategic conflicts identified in relation to biodiversity, landscape character, water resources or primary production. The solar farm will occupy previously disturbed quarry land, avoids clearing remnant vegetation and has limited visibility from the scenic road and surrounding residences.

Overall, the Wujal Wujal Solar Farm development does not give rise to a material conflict with the Strategic Framework and, subject to the identified mitigation, and operational measures identified in this development application, approval of the Wujal Wujal Solar Farm is supported by the strategic intent of the Douglas Shire Planning Scheme.

6.3 Zone Code Assessment

As impact assessable development within the Rural Zone, a full assessment of the Wujal Wujal Solar Farm project against all the relevant Performance and Acceptable Outcomes is provided in **Appendix I** Tables of Assessment. The assessment demonstrates that the project development complies with, or can be conditioned to comply with, the Rural Zone Code. In those instances where there are Alternative Solutions, these are driven by specific functional requirements of the infrastructure of the project.

A summary assessment demonstrating compliance with the Purpose and Overall Outcomes of the Code is provided below in Table 6 and applies to the solar farm generation site.

Table 6 Rural Zone Code Assessment

Code Requirement	Comment
(1) “The Purpose of the Rural zone code is to provide for:	
(a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; (c) protect or manage significant natural resources and processes to maintain the capacity for primary production	Complies: The solar farm will have no impacts on rural uses in the area. The Wujal Wujal Solar farm has been designed from the outset with the intent of providing infrastructure that can be constructed, operated and maintained with the most minimalist disturbance footprint possible. This has included utilising a degraded quarry site as the infrastructure site, thereby having no impact such fragmentation or alienation of productive land. The project does not require native vegetation clearing, and will retain all remnant vegetation within the broader lease area to maintain existing natural resilience to erosion and fire events. Earthworks required will be within the context of the existing altered quarry landscape, and the project will improve existing drainage characteristics and minimise off site erosion and sedimentation impacts.
(2) “The local government purpose of the code is to:”	
(a) “Implement the policy direction set in the Strategic Framework, in particular: i. Theme 2: Environmental and landscape values, Element 3.5.5 – Scenic amenity Element 3.5.3 – ii. Theme 3: Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction. iii. Theme 4: Strong communities and identity, Element 3.7.8, Strengthening indigenous communities.” iv. Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production. v. Theme 6: Infrastructure and transport, Element 3.9.4 – Transport.	Complies: An assessment against the Strategic Framework for these Themes, where applicable, is presented in Table 5, s. 6.2 of this document. The assessment has concluded that there are no significant strategic conflicts identified in relation to biodiversity, landscape character, water resources or primary production. The solar farm will occupy previously disturbed quarry land, avoids clearing remnant vegetation and has limited visibility from the scenic road and surrounding residences. Comprising demountable structures, the solar farm infrastructure can be removed at decommissioning and thereby does not compromise current and future urban planning for the Bloomfield Residential Investigation Area. The project does not have any material conflict with the Strategic Framework and strongly underpins the strategic intent of the Douglas Shire Planning Scheme.
(b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;	Complies: The solar farm is proposed to be constructed within an existing quarry site owned and operated by Wujal Wujal Aboriginal Shire Council. The quarry is nearing end-of-life operations, and construction and operation of the solar farm in this location will have no impacts on rural production in the region.
c) provide protection to areas of ecological significance and scenic amenity significance where present.	Complies: There is no native vegetation required to be cleared for the solar farm project, and the remnant vegetation within the broader lease area is located more than 50m uphill from the development and will not be impacted by construction or operation of the solar farm. The site is not visible from

Code Requirement	Comment
	residences or workplaces, and rehabilitation and landscaping of the project will improve local scenic amenity along the Cape Tribulation – Bloomfield Road by comparison with the existing quarry viewshed.
(3) “The purpose of the code will be achieved through the following overall outcomes:”	
(a) <i>Areas for use for primary production are conserved and fragmentation is avoided.</i>	Complies: The solar farm is to be constructed on a small footprint of 0.91ha within an existing quarry nearing end-of-life operations. The project will not result in fragmentation of primary production or interfere with any current rural industry activity in the region.
(b) <i>Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.</i>	Complies: The current landuse for the project site is a quarry used for gravel extraction and is nearing end of life operations. The redevelopment of the quarry site, including rehabilitation and landscaping, represents a substantive improvement to current land management in the quarry locality, and will improve local amenity and landscape values. Redevelopment will include management of drainage systems, bushfire hazard protection, and retention of regulated vegetation within the lease area for erosion, biodiversity and bushfire management.
(c) <i>Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.</i>	Complies: The solar farm project construction and operation will have no adverse impacts on existing landuse within the region. The proposed site is a quarry nearing end-of-life operations. The solar farm infrastructure is modular and can be removed at decommissioning and thereby does not compromise current and future urban planning for the Bloomfield Residential Investigation Area.
(d) <i>Areas of remnant and riparian vegetation are retained or rehabilitated.</i>	Complies The solar farm site has been deliberately chosen with respect to avoiding areas of native vegetation. There is no native vegetation required to be cleared for the solar farm project, and the remnant vegetation within the broader lease area is located more than 50m uphill from the development and will not be impacted by construction or operation of the solar farm.

6.4 Statewide Codes

9.2.3 Reconfiguration of a lot

The Wujal Wujal Solar Farm application includes a Reconfiguration of a Lot by way of a lease exceeding 10 years, associated with a 4.062 ha lease over part of Lot 9 RP903516.

The Douglas Shire Planning Scheme identifies section 9.2.3 – Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code as a Statewide Code. The code is expressed as a compliance-assessment code for subdividing one lot into two lots. Specifically, the code identifies that development on premises affected by Planning Scheme overlay does not satisfy the Schedule 18 requirements under the Queensland Planning Regulation and instead requires a development application to the local government, in this instance the Douglas Shire Council.

As the proposed lease is affected by multiple overlays (see s.6.6 of this report), compliance is more appropriately assessed through the applicable local overlay and development codes, and the

Statewide Code should be read together with the Rural Zone Code, section 9.4.7 Reconfiguration of a Lot Code and the applicable overlay codes (**Appendix I**).

6.5 Local Plan Code Assessment

There are no Local Plans under the Planning Scheme relevant to the Wujal Wujal Solar Farm.

6.6 Overlay Code Assessment

The Wujal Wujal Solar Farm project is subject to a number of overlays under the DSC Planning Scheme. These overlays have been identified under the various planning maps and include:

- 8.2.1-Acid Sulfate Soils Overlay Code
- 8.2.2 -Bushfire Hazard Overlay Code
- 8.2.4 - Flood and Storm Tide Inundation Overlay
- 8.2.5 - Hillslopes Overlay Code
- 8.2.6 - Landscape Values Overlay Code
- 8.2.7 - Natural areas Overlay Code
- 8.2.10 - Transport Network Overlay Code

A summary of overlays, their applicability to the project and commentary is provided below. A full assessment of the PO against the various overlay codes is provided in **Appendix I**

Table 7 Overlay Code Assessment

Overlay Code	Comment
Acid sulphate soils overlay	Complies: A section of the lease plan area has been identified as being included within the acid sulphate soil overlay – map ASS-001. (5-20m AHD) A geotechnical investigation has been undertaken for the project that includes an assessment of the presence of potential or actual acid sulphate soil (PASS/ASS) conditions within the solar farm site. No PASS/ASS is present across the site. Refer Appendix F Geotechnical Report.
Bushfire Hazard Overlay	Complies: The solar farm generation lease includes areas mapped as High and Very High Potential Bush Fire Risk. The majority of the solar farm site is within a potential bushfire buffer area, and a Bushfire Hazard Management Plan has been prepared for this project (see Appendix H), and all infrastructure has been sited in consideration of asset protection and resilience to bushfire hazards.
Flood and Storm tide Inundation Overlay Code	Complies: The lower section of the quarry closest to the road has been identified on map FST-002 as being within the state Floodplain Assessment Overlay. The quarry location and infrastructure are not within the 1:100 flood event (including climate change scenario RCP 8.5) area, and has been designed to withstand and continue to operate up to and including floods such as TC Jasper (1:2000) event, in order to fulfill the solar farms primary purpose to provide resilience to the local transmission network during and post natural disaster events.

Overlay Code	Comment
Hillslopes Overlay Code	Complies: The lease plan area is identified on map HS-001 as being within the Hillslope Overlay. All components of the solar farm generation site comply with the PO of the Hillslopes Overlay Code. The solar farm is to be constructed within a cleared quarry area where substantive extractive activities have modified the profile of the land. Development in and around the quarry site does not require development on any slope >1:6, nor will be the source of any significant visual amenity obstruction. The site is relatively obscured from public view, visible only fleetingly through the gates of the solar farm by traffic on the Cape Tribulation – Bloomfield Road and is not visible from any residence or business in the area. The site is not within any slope hazard area and will not have any aspect protruding above a ridgeline.
Landscape Values Overlay Code	Mostly Complies – alternative solution: The solar farm generation site is within a High Values landscape overlay identified on map LV-002. The solar farm generation site broadly complies all PO of the high values landscape code. The only variation being AO1.5. For this AO, the solar farm PV arrays must necessarily be reflective, i.e., they have specialised crystalline silicon wafers absorption surfaces which are necessary to convert UV rays into electrons. They are the only departure from complying with all other relevant AO of the code. All other aspects of the solar farm infrastructure have a subdued and non-reflective nature. The PV panels are not visible from any residence or place of business and are only fleetingly visible through the gates to the solar farm from passing traffic on the Cape Tribulation -Bloomfield Road. An existing embankment approximately 3m height alongside the road provides screening, and Kabanka will engage a revegetation contractor to infill and landscape the existing embankment with native species to further improve the screening effect.
Natural Areas Overlay Code	Complies The Wujal Wujal Solar Farm project complies with all aspects of the Natural Areas Overlay Code. There is no native vegetation, remnant, regulated or otherwise, within the proposed solar farm generation site. The small area of regulated vegetation within the lease area is upslope approximately 50m from the solar farm generation site and will not be affected by the works. There is no riparian vegetation or any regulated watercourse within the solar farm.
Transport Network Overlay Code	Complies The solar farm generation site is located off the Cape Tribulation – Bloomfield Road and is identified as an Iconic Recreation Route on overlay maps PCN-002. The solar farm will be substantively screened from passing traffic by an existing embankment which will be further landscape with native species to provide additional screening. The solar farm will be fleetingly visible to passing motorists through the gates to the site. A traffic management plan will be prepared by the transport contractor prior to works commencing. The overall visual amenity of the roadside will be improved by the landscaping and subsequent revegetation of the roadside approaches by comparison with the current quarry site operations.

6.7 Development Code Assessment

The Wujal Wujal Solar Farm project is subject to assessment for the solar farm project site MCU/RoL/operational works for the following:

- 9.4.3-Environmental Performance Code
- 9.4.4-Filling & Excavation Code
- 9.4.3-Infrastructure Works Code
- 9.4.7-Reconfiguration of a Lot Code

A summary of the codes, their applicability to the project and commentary is provided below. A full assessment of the PO against the various overlay codes is provided in **Appendix I**

Table 8 Development Code Assessment

Development Code	Comment
Environmental Performance Code	Complies: Construction and operation of the solar farm comply with all parts of this code. Refer Appendix I . An EMP has been developed for this project and is attached as Appendix J .
Filling & Excavation Code	Complies: Construction and operation of the solar farm comply with all parts of this code. Refer Appendix I . An EMP has been developed for this project and is attached as Appendix J .
Reconfiguration of a Lot Code	Complies: All components of the solar farm generation site comply with, or can be conditioned to comply with, all relevant PO of the reconfiguration of a lot code. Refer Appendix I Tables of Assessment.

7. Summary and Conclusions

The Wujal Wujal Solar Farm project represents an appropriately located, small-scale renewable energy development that will provide significant community and infrastructure resilience benefits to Wujal Wujal and Degarra, specifically during and following natural disaster events. While the Wujal Wujal Solar Farm project represents an 'undefined use' for the Rural Area under the Douglas Shire Planning Scheme it does not include 'prohibited development' and is not specifically identified as an 'inconsistent use'. This report has identified that there is no conflict between the Wujal Wujal Solar Farm project, and the purpose of the Rural Zone, and to a wider extent the Douglas Shire Planning Scheme as a whole.

The development utilises an existing disturbed quarry site, avoids clearing of native vegetation, has minimal visual and amenity impacts, and incorporates specific measures to address flooding, bushfire, drainage and other environmental risks. The assessment demonstrates that the proposal is consistent with the strategic intent of the Far North Queensland Regional Plan and Douglas Shire Planning Scheme and complies with, or can be appropriately conditioned to comply with, the relevant assessment benchmarks. Overall, the project provides important renewable energy and disaster resilience infrastructure with limited environmental, social and land-use impacts, and Kabanka believes approval of the Development Application should be supported, subject to reasonable and relevant conditions.

Appendices

Appendix A – SARA prelodgment response - 2508-47750 SPL

Appendix B – Lease Plan Survey

Appendix C – Owners Consent

- Wujal Wujal Aboriginal Council

Appendix D – Plans of Development

Appendix E – Contaminated Land and Environmental Management Register Searches

Appendix F – Geotechnical Report

Appendix G – Social Impact Assessment

Appendix H – Bushfire Hazard Management Plan

Appendix I – Tables of Code & Overlay Assessments

Appendix J – Environmental Management Plan

Appendices

Appendix A – SARA prelodgment response - 2508-47750 SPL

SARA reference: 2508-47750 SPL

2 October 2025

Kabanka (Ngananga Dajiway - Jabalbina Yalanji Aboriginal Corporation)
c/- Environment Pacific Pty Ltd
andrew.small@environmentpacific.com

Dear Andrew Small,

SARA Pre-lodgement advice – Wujal Wujal Solar Farm

I refer to your pre-lodgement meeting held on 26 September 2025 (**Attachment 1**) in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 19 August 2025.

Development details

Summary of proposal:	Jabalbina Aboriginal Corporation is proposing to construct the Wujal Wujal Solar Farm (the solar farm). The solar farm will be located on Lot 9 on RP903516, Cape Tribulation Bloomfield Road, Degarra, and will have a project generation capacity of approximately 1.5 megawatts (MW). The project will also include ancillary infrastructure such as a battery energy storage system (BESS). The solar farm will deliver a solar and battery microgrid designed to provide community-wide backup power during disaster events, ensuring continuous power supply to the Wujal Wujal and Degarra communities when the Ergon network connection is lost. This initiative will support essential services, telecommunications, food supplies, emergency housing, and reduce the need for mass evacuations during cyclones and other disaster events. The project is funded under the Commonwealth Disaster Ready Fund and administered by the Queensland Reconstruction Authority (QRA). It is being delivered through Kabanka, a subsidiary of Ngujakura, which is majority-owned by Jabalbina Aboriginal Corporation's commercial entity, Ngananga Dajiway.
SARA role:	Assessment manager
Description:	Development permit for a material change of use for a solar farm
Street address:	Cape Tribulation Bloomfield Road, Degarra
Real property description:	Lot 9 on RP903516

Pre-lodgement advice

SARA provides the following pre-lodgement advice:

- Table 1: SARA advice in response to applicant's request
- Table 2: Additional SARA advice

Table 1: SARA advice in response to applicant's request	
1.	Advice requested: Confirmation is requested to confirm whether the proposed solar farm requires a Social Impact Assessment (SIA) SARA advice: An appropriately scaled SIA will need to be prepared to identify and address any potential social impacts. It is acknowledged that the proposed solar farm's location in the Douglas Shire plays a critical role in ensuring reliable power supply to the Wujal Wujal and Degarra communities. The results of the consultation undertaken to date can assist in demonstrating the project's alignment with community needs and its positive social outcomes. The SIA should also address any potential social risks and outline mitigation strategies.
2.	Advice requested: Confirmation is requested to confirm whether the proposed solar farm requires a Community Benefit Agreement (CBA) SARA advice: An appropriately scaled CBA with the Douglas Shire Council is required to formalise the benefits the project will deliver to the Wujal Wujal and Degarra communities. The CBA may document long-term commitments to the community, including reliable power supply, local employment opportunities and other economic contributions, while addressing any concerns that have been identified. A CBA must be executed before it is submitted as part of the development application to SARA.

The following additional advice outlines aspects that are relevant from the jurisdiction of SARA:

Table 2: Additional SARA advice	
State Development Assessment Provisions (SDAP)	
1.	The State Code 26 of the State Development Assessment Provisions (SDAP) contains the assessment benchmarks which SARA will have regard to in its assessment of the proposed solar farm. There is also guidance material available to assist applicant's in addressing each of the PO's in State Code 26 of the SDAP. As discussed, any material already prepared can be used, with a supporting letter to link this to the assessment benchmarks. Please contact the Renewables Team if you would like a review of the supporting material prior to formal lodgement of the application.
Community benefit system	
2.	The department's website contains useful information on its community benefit system and its relationship to renewable energy projects. This website provides information for proponents on how the community benefit system works and the requirement for renewable energy proponents to conduct a social impact assessment and enter into a community benefit agreement with the

	local government (as a minimum) before lodging a development application.
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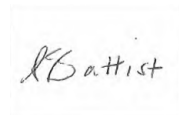
This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Alex Ponomarev, on (07) 5644 3200 or via email alexandra.ponomarev@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Sallie Battist
Manager

Attachment 1 — Pre-lodgement meeting details

Meeting date	26 September 2025
Meeting location	Microsoft Teams
Meeting chair	Alex Ponomarev

Meeting attendees:

Name	Position	Organisation
Alex Ponomarev	Senior Planning Officer	Department of State Development, Infrastructure and Planning (DSDIP)
Sallie Battist	Manager (Planning)	DSDIP
Susan Kidd	Manager (Improvement and Assessment)	DSDIP
Andrew Small	Principal Scientist/Director	Environment Pacific Pty Ltd
Phillip Keogan	Director	Volt Advisory Group Pty Ltd
Richard Schoenemann	Director	Volt Advisory Group Pty Ltd
Shaun Cross	-	Volt Advisory Group Pty Ltd

Appendix B – Lease Plan Survey

SURVEY PLAN

MGA COORDINATES GOA 2020 (OLD ANJ25. 11)

STATION	EAST	NORTH	ZONE	P.U.	UNEAGE	METHOD	REMARKS
PM92522	322421.036	8 235 617.482	55	0.0/6	Datum		
Pin off Stn 6	32/463.567	8 236 035.020	55	0.027	Derived	AUSPOS	
PM/83698	320636.733	8 236 303.676	55	0.036	Derived	AUSPOS	Bolt in Cone

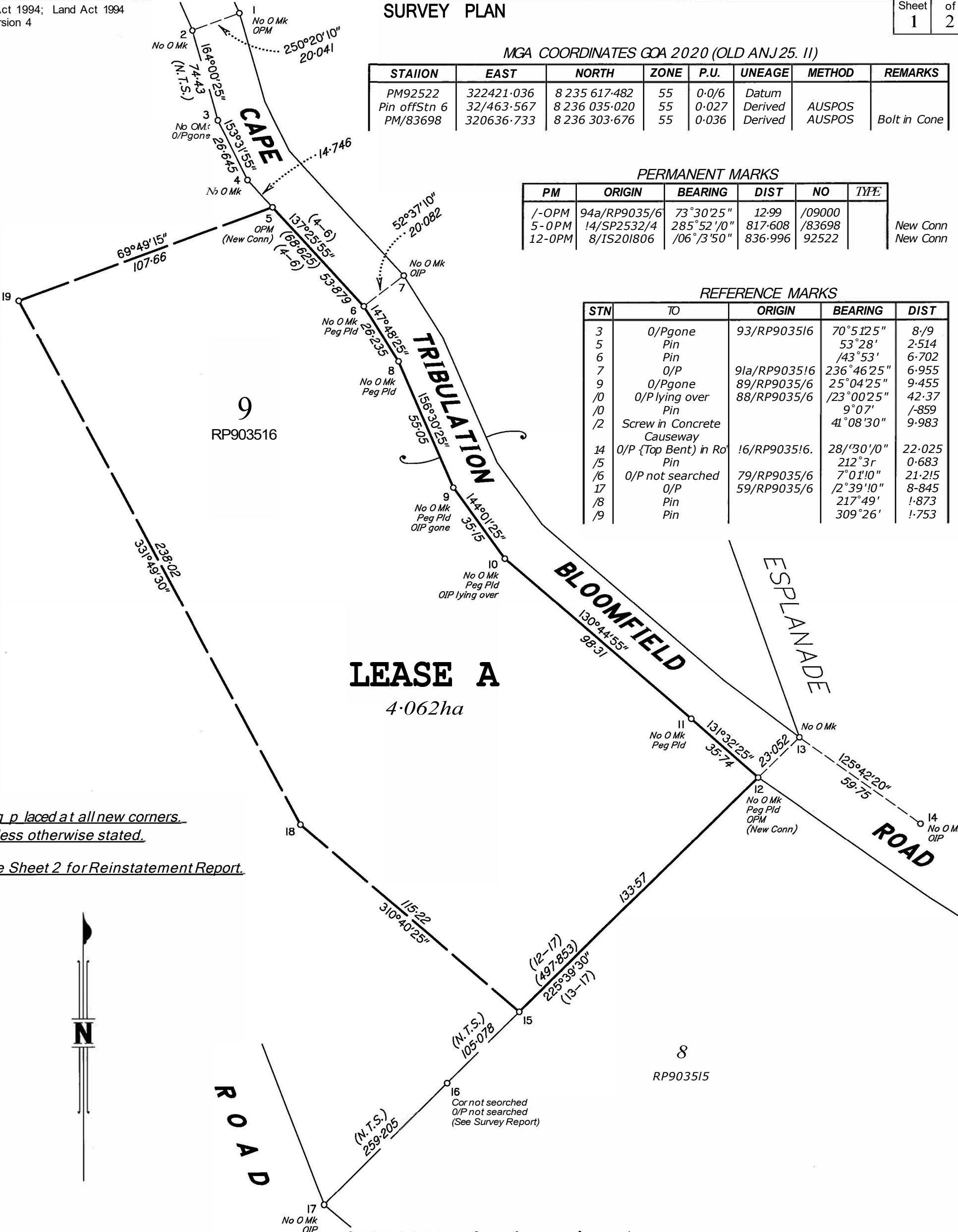
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
/-OPM	94a/RP9035/6	73°30'25"	12.99	/09000	
5-OPM	14/SP2532/4	285°52'0"	817.608	/83698	
12-OPM	8/IS201806	/06°/3'50"	836.996	92522	

New Conn
New Conn

REFERENCE MARKS

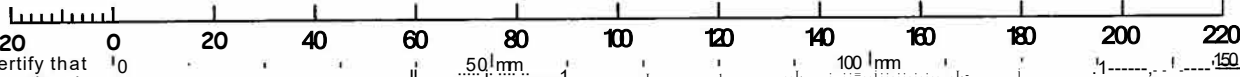
STN	TO	ORIGIN	BEARING	DIST
3	O/Pgone	93/RP903516	70°51'25"	8.79
5	Pin		53°28'	2.514
6	Pin		/43°53'	6.702
7	O/P	91a/RP903516	236°46'25"	6.955
9	O/Pgone	89/RP903516	25°04'25"	9.455
/0	O/P lying over	88/RP903516	/23°00'25"	42.37
/0	Pin		9°07'	/-859
/2	Screw in Concrete Causeway		41°08'30"	9.983
14	O/P (Top Bent) in Ro	16/RP903516.	28°/30'0"	22.025
/5	Pin		212°3r	0.683
/6	O/P not searched	79/RP903516	7°01'10"	21.215
17	O/P	59/RP903516	/2°39'10"	8.845
/8	Pin		217°49'	1.873
/9	Pin		309°26'	1.753



Peg placed at all new corners.
unless otherwise stated.
See Sheet 2 for Reinstatement Report.



Scale 1:1500 - Lengths are in metres.



RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Daniel Geoffrey PINKHAM, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 04/02/2026.

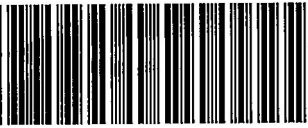
[Signature]
Authorised Delegate

3/22-f,
Date

LOCAL GOVERNMENT: DOUGLASSHIRE LOCALITY: DEGARRA
Meridian: MGA Zone 55 v1de GNSS Observations
Survey Records: No

Plan of Lease A
In Lot 9 on RP903516

Scale: 1:1500
Format: STANDARD



SP360527

State copyright reserved.

Sh2et 1
WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50158940	Lot 9 on RP903516			Lease A

Reinstatement Report

Plan Searched: RP9035/5, RP9035/6, SP2532/4, SR808/39 & /S20/806.

- Datum of survey is from stations 1- 7- 14 fixed by original reference marks resulting in deed (RP9035/6) distance. All road frontage distances, secants & angles in accordance with RP9035/6 with the exception of - 0° 00' /5" meridian variation from stations 12-13-14 based on observed bearing to O/P at station 17.
- The boundary from stations 13- /7 has been fixed by O/P at station 17 with bearing down 0° 0' /5" & deed (RP9035/5) distance observed along this line. In this instance the termination of this line at station /7 was at the top of a high spur and more readily accessible than the original line peg and O/P at station /6 that is positioned in steep, broken & vegetated terrain. As the termination point at station 17 had been observed, further observation at the line peg would not have changed the reinstatement of this line thus was not searched

6. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining* lots and road

Cadastral Surveyor/Director* Date
*delete words not required

1. Lodgement Fees :

Survey Deposit	\$.....
Lodgement	\$.....
.....New Titles	\$.....
Photocopy	\$.....
Postage	\$.....
TOTAL	\$.....

8. Insert Plan Number
SP360527

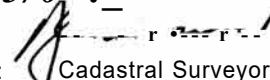
Lots	Orig
------	------

2. Orig Grant Allocation :

3. References :

Dept File:
Local Govt:
Surveyor: 604-PDSVYPTD 434628

5. Passed & Endorsed :

By: RPS AAP Consulting Pty Ltd
Date: 3/0 :
Signed: 
Designation : Cadastral Surveyor

Appendix C – Owners Consent

- Wujal Wujal Aboriginal Council

Landowner Consent or Support Form

This template has been provided as a tool to assist applicants to provide evidence of consent or support of the proposed project from the project site landowner/s.

It is acknowledged that a more detailed process for final permission to build may be required if the applicant is approved funding. As a minimum the applicant must provide correspondence (through this form or similar) from the landowner that they are aware of the proposed project and consent to the funding application being lodged.

This template is **not compulsory** if the applicant can provide the information in another format.

Landowner Name	Wujal Wujal Aboriginal Shire Council		
Applicant Name	Kabanka Pty Ltd		
Brief Project Description	Development, operation, and maintenance of a renewable energy facility (solar farm) for the operation and/or storage of electricity for supply		
Project Address	Lot 9 Cape Tribulation Bloomfield Road, Degarra QLD 4895	Lot/Plan	Lot 9 RP903516

What is the relationship between applicant organisation and the land on which the project is to take place?

☐ Free use		
☒ Leaseholder	Expiry date of lease:	TBC
☐ Licence Holder (e.g.: may be seasonal)	Expiry date of licence:	
☐ Seasonal Permit Holder (re-negotiated annually)	How long (years) has the applicant operated at this location:	
☐ Other	Expiry Date of this arrangement:	



IMPORTANT

The occupancy arrangement should be for a minimum of three years from **1 January 2022**. Should the occupancy agreement expire within the three-year minimum timeframe, then as the landowner can you confirm a commitment to renew the occupancy agreement until at least **1 January 2025**.

Yes ☒ No ☐ N/A ☐

Comments	Agreement to lease to be entered into including 20-year term plus 5x10 year options
-----------------	---

Consent or Support to Construct			
The organisation has in principle support to undertake the project at the address stated above, subject to relevant Council approvals	Yes ☒	No ☐	N/A ☐
The organisation has consent to undertake the project at the address stated above, subject to relevant Council approvals	Yes ☐	No ☐	N/A ☐

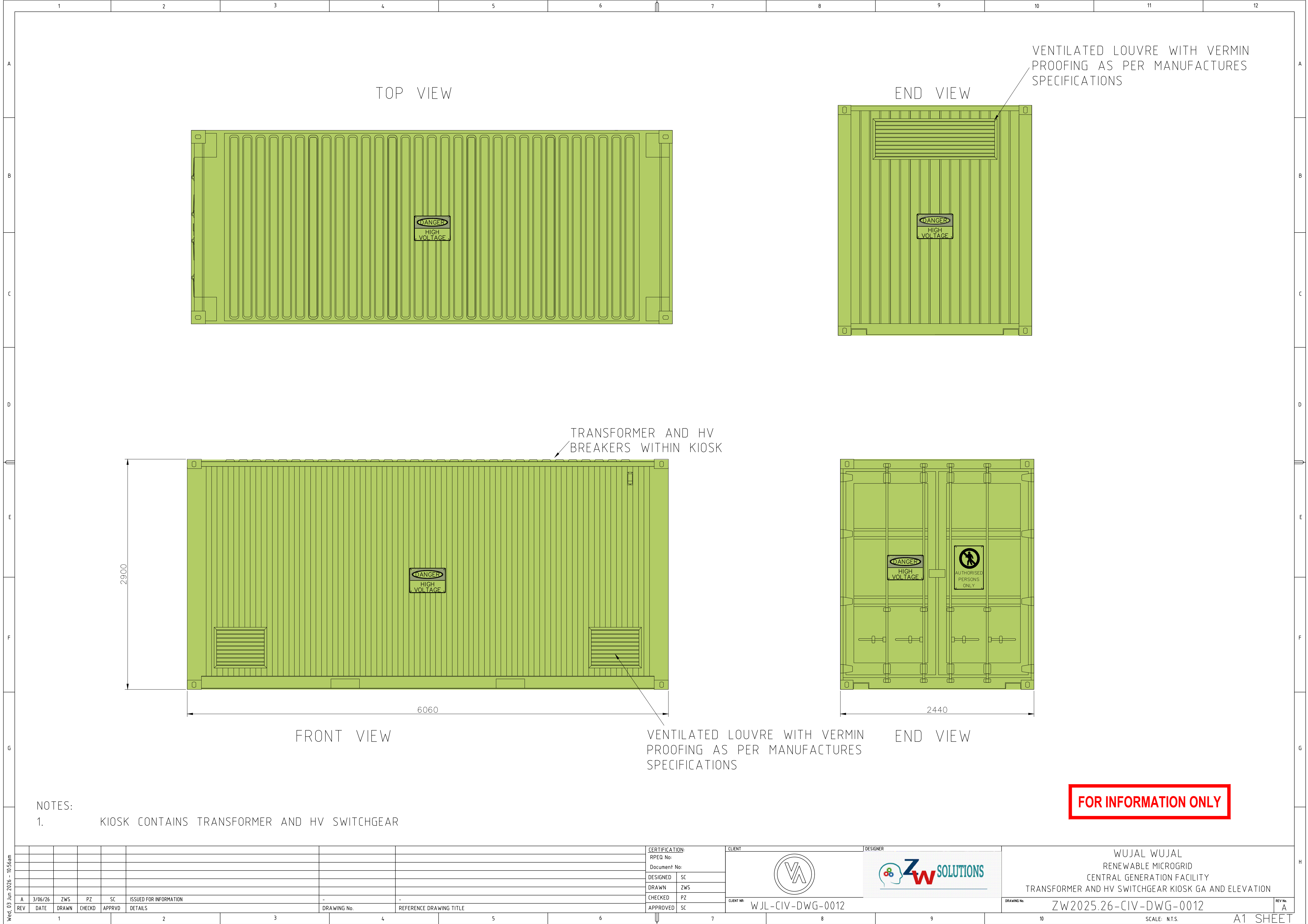
If the above wording for consent or support is not appropriate for the current situation with the proposed project, please confirm in writing below or attach in a different format advising what is your level of consent or support is for the proposed project.

I acknowledge I have the delegated authority on behalf of or as the landowner/trustee to confirm the information provided:

Organisation Name: (include ABN/ACN (if known))	Wujal Wujal Aboriginal Shire Council
Postal Address:	1 Hartwig Street, Wujal Wujal QLD 4895
Contact Person Name & Position	Peter O'May Chief Executive Officer
Email Address	ceo@wujal.qld.gov.au
Phone	0475 619 363

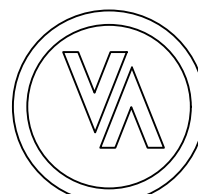
Appendix D – Plans of Development

[illegible][illegible][illegible]



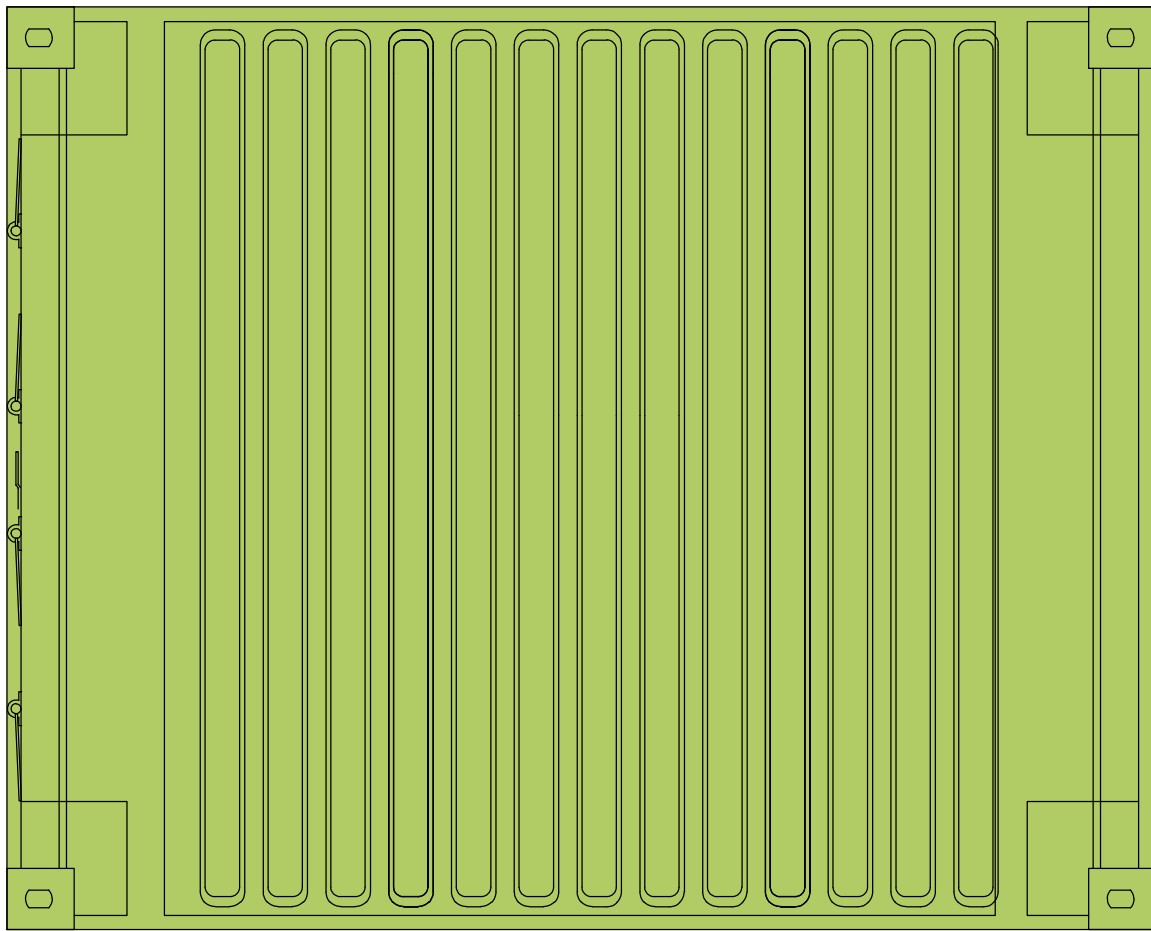
NOTES:
1. KIOSK CONTAINS TRANSFORMER AND HV SWITCHGEAR

FOR INFORMATION ONLY

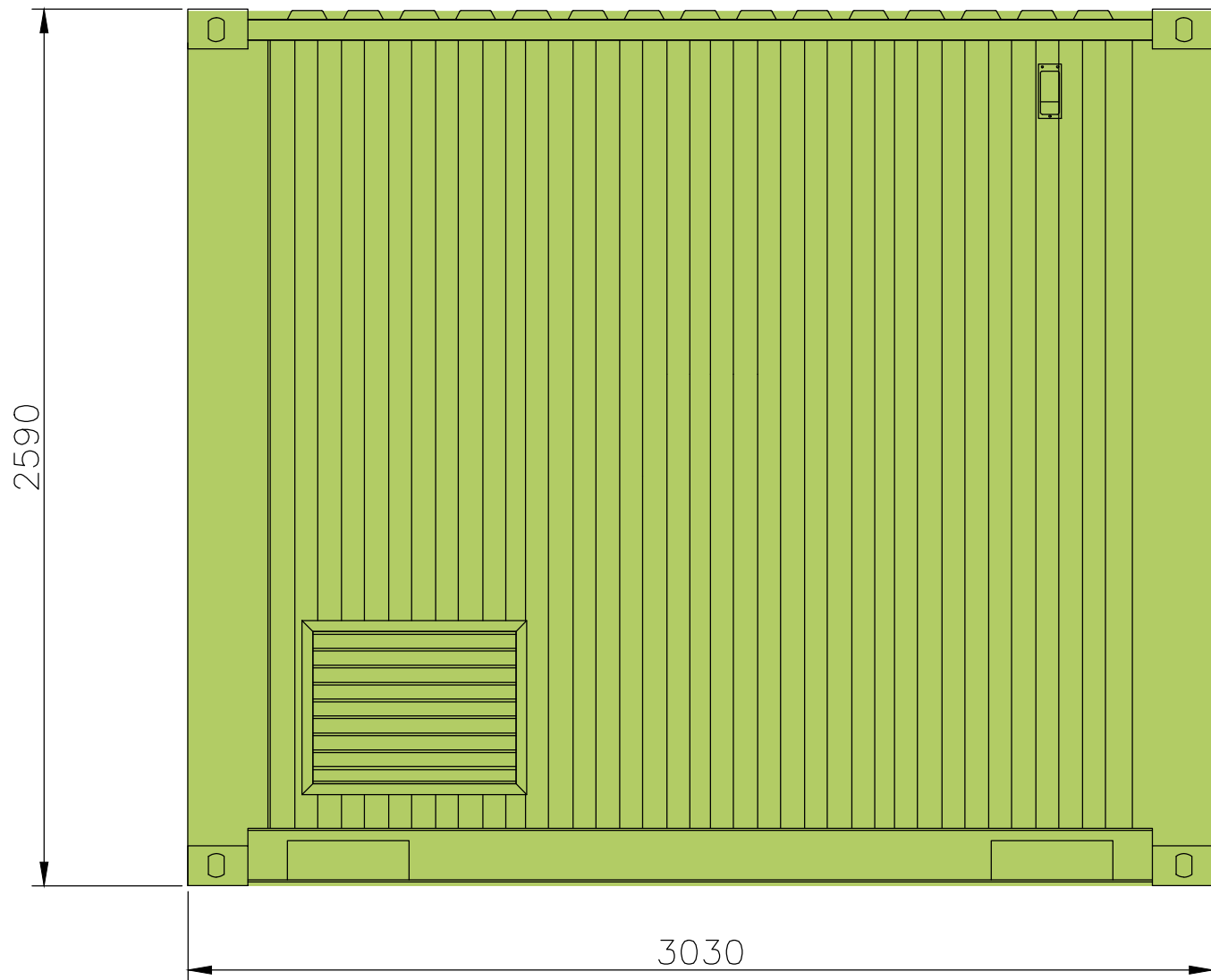
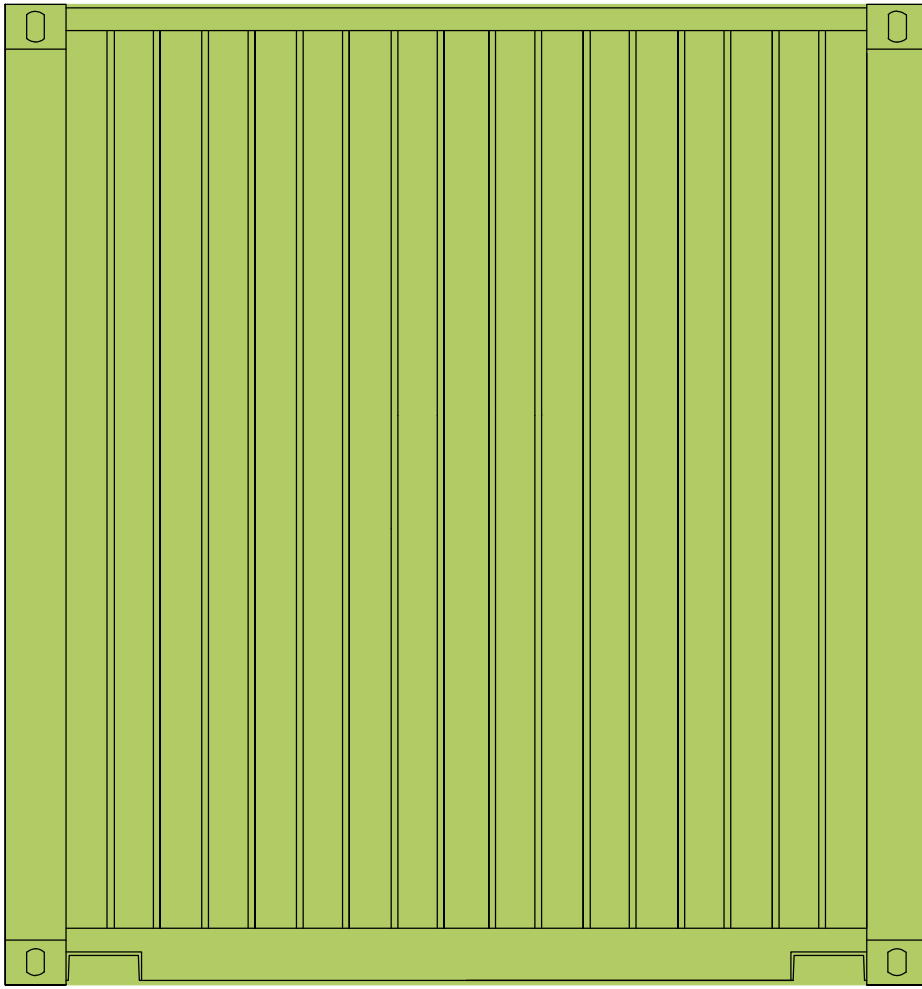
						CERTIFICATION:		CLIENT		DESIGNER		WUJAL WUJAL RENEWABLE MICROGRID CENTRAL GENERATION FACILITY TRANSFORMER AND HV SWITCHGEAR KIOSK GA AND ELEVATION					
						RPEQ No:											
						Document No:											
						DESIGNED											
						DRAWN											
						CHECKED		CLIENT NR:				DRAWING No:					
						APPROVED		WJL-CIV-DWG-0012				ZW2025.26-CIV-DWG-0012					
												REV No:					
												A					
												SCALE: N.T.S.					
												A1 SHEET					

Wed, 03 Jun 2026 - 10:56am

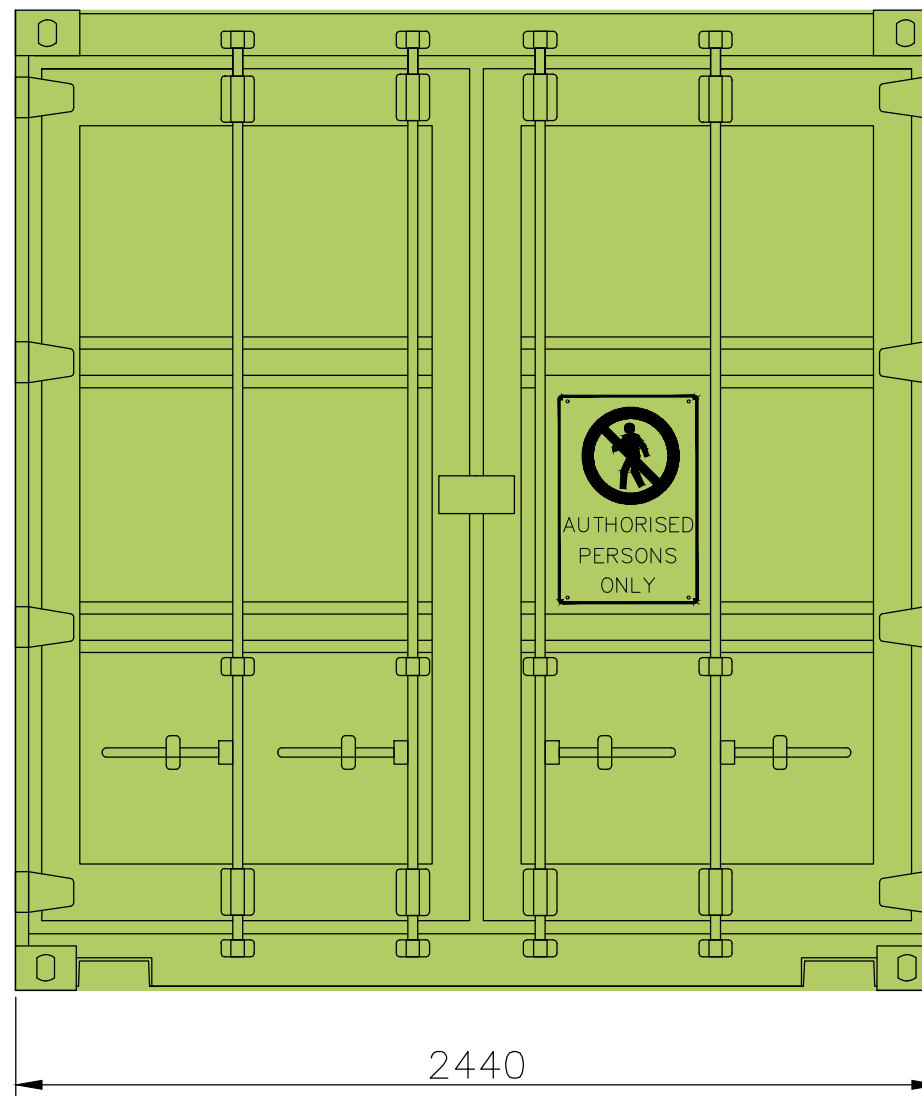
TOP VIEW



END VIEW



FRONT VIEW

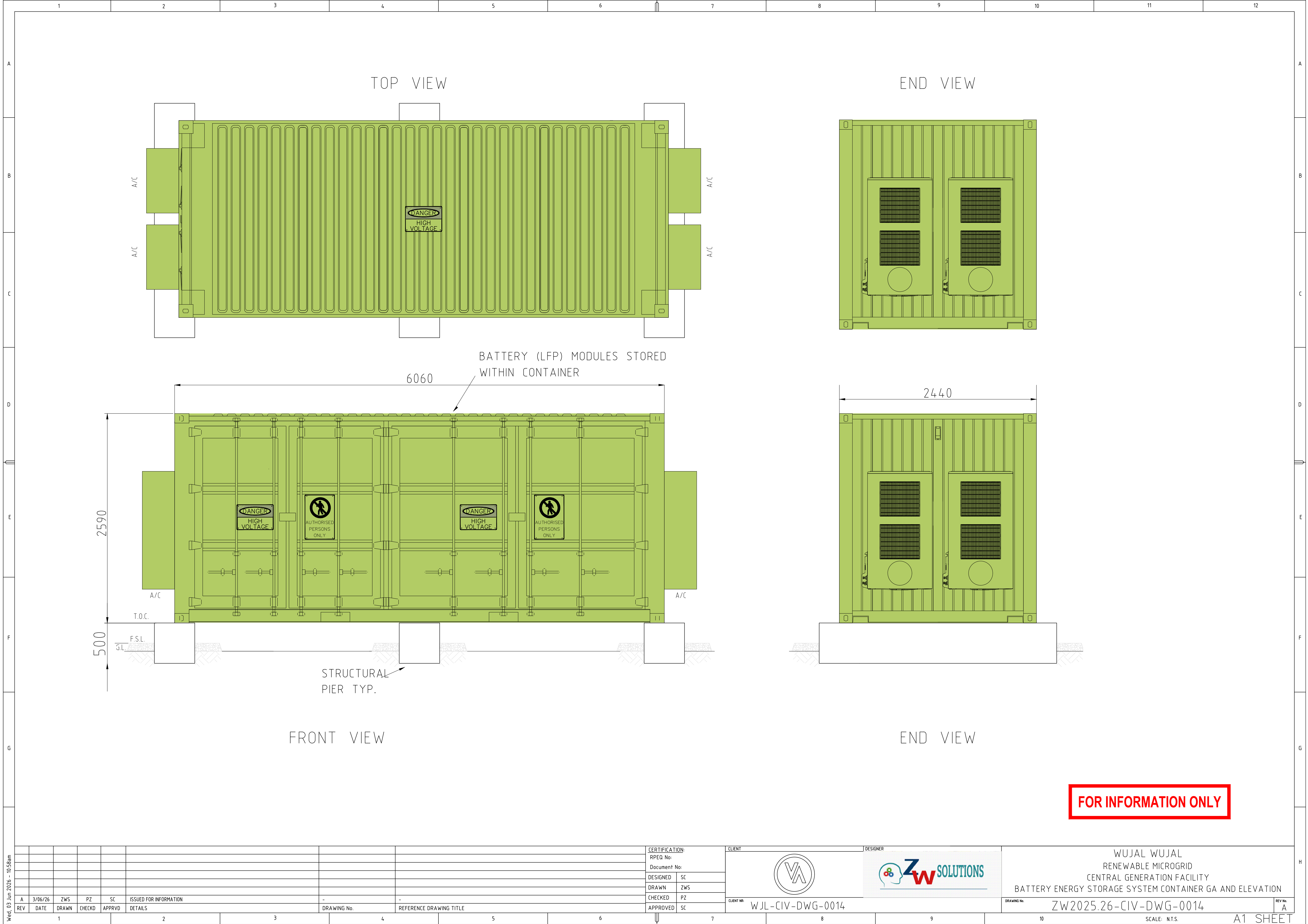


END VIEW

NOTES:
1. STORAGE FOR SPARES LIKE FILTERS ETC

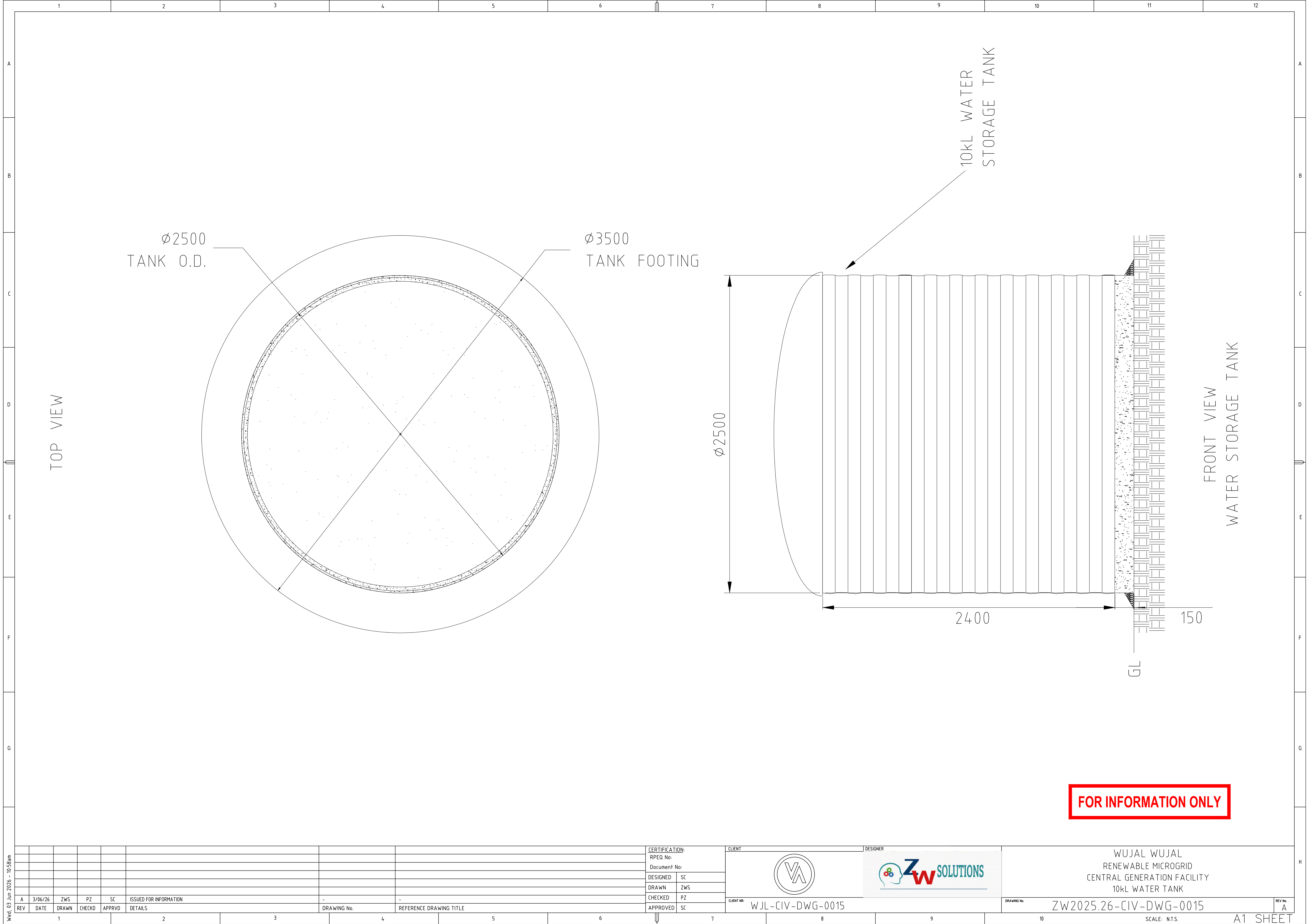
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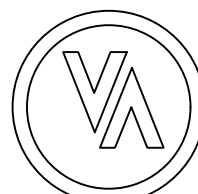


FOR INFORMATION ONLY

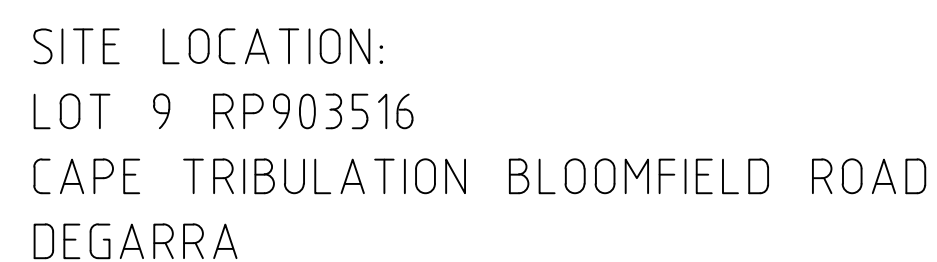
Wed, 03 Jun 2026 - 10:58am						CERTIFICATION:		CLIENT		DESIGNER		WUJAL WUJAL RENEWABLE MICROGRID CENTRAL GENERATION FACILITY BATTERY ENERGY STORAGE SYSTEM CONTAINER GA AND ELEVATION				H
						RPEQ No:										
						Document No:										
						DESIGNED										
						DRAWN										
						CHECKED		CLIENT NO:		DRAWING NO:						
						APPROVED		WJL-CIV-DWG-0014		ZW2025.26-CIV-DWG-0014						



FOR INFORMATION ONLY

										CERTIFICATION:		CLIENT		DESIGNER		WUJAL WUJAL RENEWABLE MICROGRID CENTRAL GENERATION FACILITY 10kL WATER TANK										H
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										APPROVED	SC															
										REV		DATE		DRAWN		CHECKD		APPRVD		A1 SHEET						
										ISSUED FOR INFORMATION																
										DETAILS		DRAWING No.		REFERENCE DRAWING TITLE												

Wed, 03 Jun 2026 - 10:58am



EXISTING TRACK-

DRAINAGE SWALE

1MVA 22KV TRANSFORMER
(DRY TYPE) SOL

1MVA 22KV
TRANSFORMER
(DRY TYPE)
AND 22KV RMU

SOLAR STRING
INVERTER

MIN 10m (FROM
FENCE BACK
AND SIDES) —
CLEARED AREA
PROTECTION ZONE

FENCE LINE-

BESS PCS AND
CONTROL ROOM

BESS
LFP BATTERY
CONTAINER

PERIMETER BUFFER ZONE
30m FROM BACK AND SIDE FENCE LINE
(TRIMMED TREES TO PREVENT
CANOPY HOPPING)

CONTOUR
R.L. 10m

MINIMUM 4m WIDE
/ACCESS DRIVEWAY

EQL ROADSIDE
/KIOSKS/

EXISTING MAIN CULVERT
DRAIN (UNDER ROAD)

PROPOSED NEW EQL
INTERCONNECTION 22KV LINE

GATED SITE
ACCESS (6m)

WATER TANKS
10kl EACH

REFER SITE
INFRASTRUCTURE
PLAIN

EXISTING ERGON
22KV LINE

GATED SITE
ACCESS (6m)

LANDSCAPE BUFFER

EDGE OF
EXISTING
VEGETATION

EDGE OF LEASE
BOUNDARY



MAIN SITE SCALE

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FOR INFORMATION ONLY

WUJAL WUJAL
RENEWABLE MICROGRID
CENTRAL GENERATION FACILITY
OVERALL SITE LAYOUT

ZW2025.26-CIV-GAR-0010

SCALE: N.T.S.

A1 SHEET

N



Production_WJL_GIS

— FLOOD 1% AEP

— LEASE BOUNDARY

DRIVEWAY

— ROAD

—

Main Equipment

— BESS SYSTEM

— BESS TX and Metering Kiosk

— PV TX Kiosk

— Controllroom/S120

— Water Tank

SOLAR FARM SYSTEM

— Array

— Solar String PCS

Ergon Roadside (Typical) Kiosk Units

Existing Underroad culvert
No change to overland drainage flows

Angled to Reduce Morning
Shading on
panels accross driveway

Reversing Sideloader
Bay (BESS OFFLOAD)

Exterior Perimeter Access
for Trucks with APZ

Main Site Swale 1V:9H, 3m wide flat
bottom Follows existing overland
flow (Vehicle Traversable across
Swale)

Asset Protection Zone (APZ)
10m around Outside of Fence
Low-threat Vegetation Only
No Shrub or Trees within Zone

Main Dry Swale to Site

Perimeter Buffer Zone (30m from Fenceline). Trees
trimmed to mitigate against canopy hopping in few
locations Trees exist.
(Crown lifting and thinning for canopy separation)

Document Version

REV F Center Swale

Date of release

01/07/2026



Indicative Layout
(Ergon Conn Opt A)

WUJAL WUJAL SITE General Arrangement

WJL-GIS-0301

SCALE:AS SHOWN



Appendix E – Contaminated Land and Environmental Management Register Searches



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 51171366 EMR Site Id: 23 June 2026
This response relates to a search request received for the site:
Lot: 9 Plan: RP903516

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority