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DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR:

MATERIAL CHANGE OF USE FOR SOLAR FARM (INCLUDING ANCILLARY DEVICE FOR STORING AND RELEASING ENERGY)

on behalf of
J & V Noli Pty Ltd

at
6868 Captain Cook Highway, Killaloe QLD

on
Lot 32 on SP332240

CONTENTS

APPENDICES

1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, J & V Noli Pty Ltd, in support of a Development Application seeking a Development Permit for Material Change of Use for a Solar Farm (including ancillary device for storing and releasing energy) on part of the land at 6868 Captain Cook Highway, Killaloe, formally described as Lot 32 on SP332240.

1.1 PROJECT CONTEXT

As Queensland's second largest agricultural export, the sugar milling industry has played an influential role in the employment and economic wellbeing of regional communities and population growth in Douglas Shire.

Now, Douglas Shire is undergoing a significant transition period as consequence of the retirement of the Mossman Sugar Mill that has left an abundance of former cane land vacant. There is an immediate need to diversify the Shire's economic base and explore sustainable, viable options for the regional economy and workforce.

Infrastructural and environmental factors within the Shire constrain opportunities for agricultural productivity; hence, the Applicant has proposed to introduce renewable energy infrastructure to continue sustainable and practical use of this land. The proposed solar farm directly responds to the pivotal transition away from sugar cane production in Douglas Shire.

To assist in Council's determination of this development application, this planning report covers the following matters:

Section 2:- Subject site description.

Section 3:- A detailed description of the development proposal.

Section 4:- A review of the relevant legislation provisions.

Section 5:- An assessment of the proposal against the relevant code provisions of the *Douglas Shire Planning Scheme 2018 (V1.0).*

Section 6:- Conclusion.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable DA Form, included in ***Appendix A***.

In accordance with section 51(2) of the *Planning Act 2016*, landowner's written consent is not required as the Applicant is the registered owner of the premises.

Under the *Douglas Shire Planning Scheme 2018 (V1.0)*, the application is subject to impact assessment and therefore public notification is required to be undertaken.

This application triggers referral to the State Assessment Referral Agency (SARA).

2.0 THE SUBJECT SITE

The subject site is located at 6868 Captain Cook Highway, Killaloe, formally described as Lot 32 on SP332240, comprising an area of 88.11 hectares with frontage to Captain Cook Highway and Killaloe Dump Road. Access is afforded from Captain Cook Highway.

For the purposes of this application, the proposal refers to only part of Lot 32. The proposed development footprint is indicated in the yellow outline of *Figure 1* below, which demonstrates the extent of the subject site and surrounding environment.

Figure 1: Aerial image of subject site and proposed development footprint (Source: Queensland Globe)

The land is currently used for agricultural purposes and is void of vegetation, with a gentle north-east facing slope aspect and a waterway that traverses the east of the site.

The transition from sugarcane production on site has commenced with high value horticultural crops (taro, ginger etc.) grown in the western region with the balance of land utilised for grazing. Existing structures and a dam are sited on the north-western part of the land. The subject site is generally surrounded by large rural holdings employed for similar rural land uses.

The land is zoned Rural for the purpose of the *Douglas Shire Planning Scheme 2018*. An extract of the zoning map is shown in *Figure 2* overleaf. Land immediately adjacent to the subject site is also zoned Rural with surrounding lots in the Special Purpose and Conservation zones.

Figure 2: Extract from Zoning Mapping (Source: Douglas Shire Council)

The certificate of Title confirming ownership of the subject land by the Applicant, J & V Noli Pty Ltd, is included in ***Appendix B***. The certificate of Title also identifies that the subject land is encumbered by Easement A on SP332240 on Lot 31 on SP332240 which will not be impacted as a result of the proposal.

A copy of the survey plan SP332240 detailing the existing lot configuration is included in ***Appendix B***.

The land has the relevant on-site services and connections to electricity, and these services are readily available to the land where required. Lawful point of discharge is to Lot 1 on RP893855 via overland flow and existing drainage channels.

3.0 THE PROPOSAL

Approval of the Development Application will authorise a Development Permit for Material Change of Use for a Solar Farm (including ancillary device for storing and releasing energy) on part of the land at 6868 Captain Cook Highway, Killaloe, formally described as Lot 32 on SP332240.

3.1 MATERIAL CHANGE OF USE FOR A SOLAR FARM (INCLUDING ANCILLARY DEVICE FOR STORING AND RELEASING ENERGY)

The proposed development will establish a 999kW PV Solar System sited on the south-eastern corner of Lot 32 (the proposed development area) and encompasses approximately 1.7ha of the 88.11ha site. Access is proposed from Killaloe Dump Road as generally depicted in *Figure 3* below.

The proposed solar farm responds directly to the significant economic and industrial transition away from sugar cane production in Douglas Shire. Opportunities for alternative agricultural practices are significantly constrained within the locality; hence, the introduction of renewable energy infrastructure can offer sustainable and practical use of former cane land without impacting the land's capacity for future agricultural pursuits.

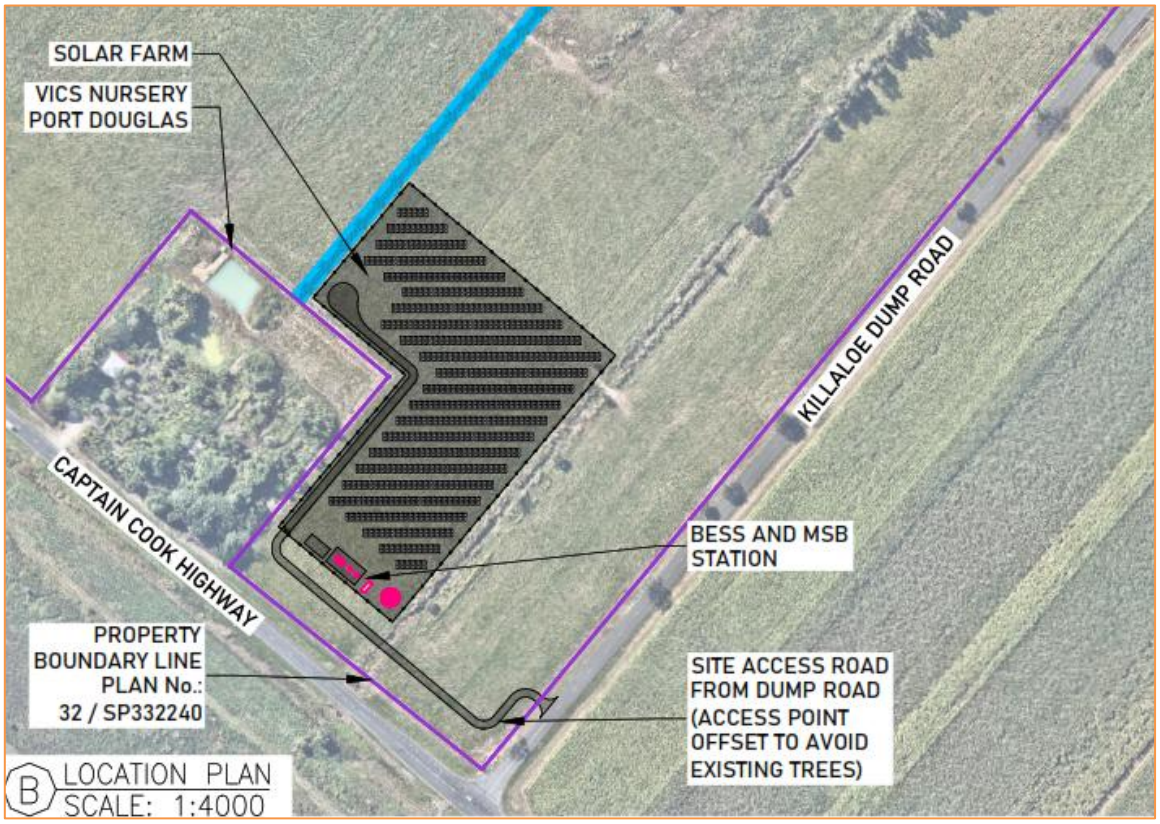


Figure 3: Extract of preliminary site plan (Source: EMM Energy)

3.1.1 Development Aspects

Details of the 999kW PV Solar System *infrastructure* are as follows, with reference to the preliminary site plan as provided in *Figure 3* above *Figure 4* overleaf:

- 2496 x Jinko JKM590N-72HL4-BDV 590W solar panels;
- 8 x Delta AiO Box Type C inverters;

- 1 x Battery Energy Storage System (BESS) integrated with the Delta AiO Box;
- 1 x Main LV switchboard (MSB);
- 1 x Ergon kiosk transformer with supply from an existing 11kV distribution line.

The ancillary battery storage is primarily charged using electricity generated by the proposed Solar Farm, prior to electricity being released to the grid.

Table 1 below outlines the infrastructure capacity:

Table 1: Solar infrastructure capacity

	Solar AC	BESS
Capacity	999.00kW	2236kWh

The solar panel array will be set on stilts so as not to obstruct overland flow, and all supporting electrical infrastructure and battery storage will be raised on a single hardstand provided with immunity to the identified 1% AEP flood level. The solar system does not introduce permanent structures, and this non-disruptive approach protects the viability of agricultural land and maintains the permeability and flood characteristics of the site.

A new crossover and internal road are proposed from Killaloe Dump Road for service and maintenance vehicle access. All infrastructure will be enclosed by a security gate and fencing, and all elements of the proposed access are designed to accommodate emergency vehicles. Firefighting infrastructure is supported on site via a 10,000L water tank.

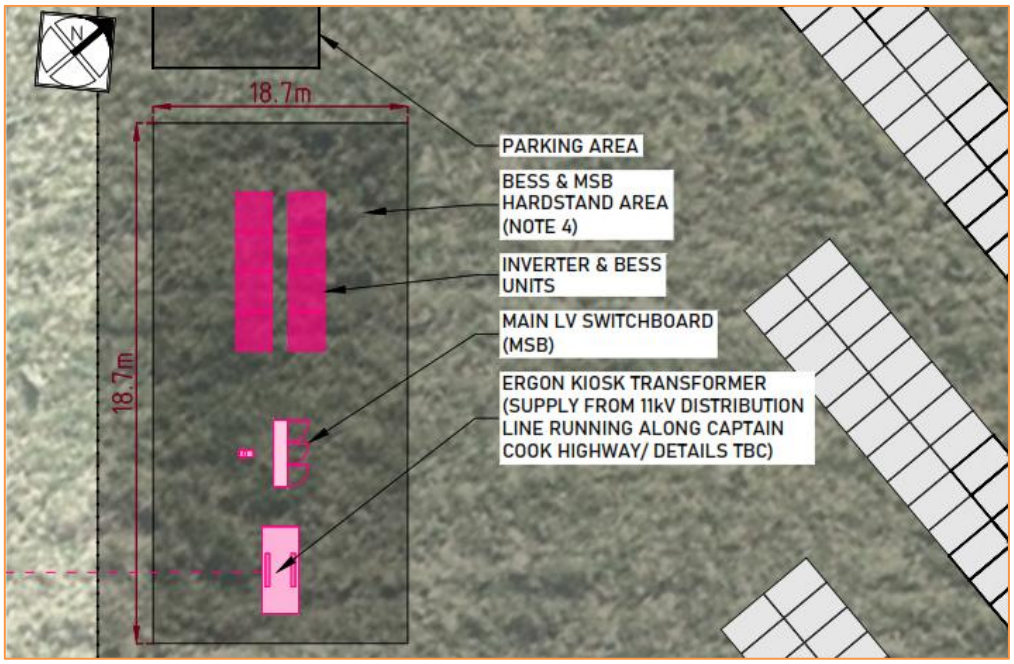


Figure 4: Preliminary layout plan (Source: EMM Energy)

Lawful point of discharge will continue to the adjoining land at Lot 1 on RP893855 via overland flow and existing drainage channels.

3.1.2 Community benefit

Establishment of the proposed solar farm will act as a catalyst for economic diversification within Douglas Shire and strengthen community resilience and sustainability for generations onwards. More

broadly, the proposal will assist in mitigating the effects of climate change, which is significant for a region that is dependent on its environmental assets.

3.1.3 Operation and Maintenance

Consultation with Ergon Energy confirms that the proposed solar farm can be efficiently connected to adjacent electrical infrastructure along Captain Cook Highway via an on-site kiosk transformer, as generally indicated in *Figure 4* above. The proposal can therefore utilise the existing network without the need for major amendments or additions to infrastructure. The ancillary battery storage is primarily charged using electricity generated by the proposed Solar Farm, prior to electricity being released to the grid. The Battery Energy Storage System (BESS), with a storage capacity of 2236kWh, will enable continued distribution of electricity outside of daylight hours, maintaining grid reliability.

Sheep grazing within the solar farm boundaries will be deployed as a natural, efficient land maintenance strategy, reducing the need for chemical and mechanical interventions. This method has been proven successful with other solar facilities within Australia.

3.1.4 Protection of Agricultural Land

The proposal is considered suitable at this location as the structures are not permanent, can be operated simultaneous to grazing activities, and would not degrade the viability of good quality agricultural land. In the event that the proposed land use ceases to operate, the structures can be removed and the land returned for cropping purposes or other agricultural pursuits.

Furthermore, the proposed footprint (less than 2.0ha) is relatively small in comparison to the total area (88.11ha) of the site. Construction, operation, and maintenance of the proposed solar farm can be undertaken without impacting the ongoing high value horticulture and grazing activities in the balance of the land.

3.1.5 Visual Amenity

Captain Cook Highway is a major scenic route and the protection of ecological and scenic landscape values is a significant consideration for the proposal. To mitigate visual impacts and enhance overall scenic amenity, as detailed in the Visual Impact Assessment prepared by GGI Landscape Architects, included within ***Appendix E,*** the development is proposed to be screened by a raised landscaping buffers comprised of local and native plant species, refer to extract of the Proposed Vegetation Buffer Plan in *Figure 8* below. Views into the solar farm from Captain Cook Highway and Killaloe Dump Road would be completely screened within three (3) years. Though providing a dense visual barrier, the proposed vegetation creates a low profile that will not deter from the natural lay of the land or impact views of mountains.

The Visual Impact Assessment prepared by GGI Landscape Architects, included within ***Appendix E***, and in particular with the aid of drive though aminations demonstrate that the proposed solar farm will not have detrimental impact on the scenic amenity and rural characteristics of the land. The supporting drive through amination displays established vegetation that is cohesive with Vic's Nursery (adjoining lot) and maintains vistas and the scenic amenity of the region. Refer to *Figure 5-7* overleaf for extracts of the drive thru material and links to the drive through aminations.

Ultimately, the proposed mitigation measures will completely shield the proposed infrastructure from view of users of Captain Cook Highway, Killaloe Dump Road, and provide a natural setting that is consistent with the character of the area.

Figure 5: Extract of drive through travelling north along Captain Cook Highway (Source: GGI Landscape Architects)

Link to Captain Cook Highway drive through amination looking North - https://youtu.be/4PnorzMkg3w

Figure 6: Extract of drive through travelling south along Captain Cook Highway (Source: GGI Landscape Architects)

Link to Captain Cook Highway drive through amination looking South – https://youtu.be/MlRIQC3f8N8

Figure 7: Extract of drive through travelling north-east along Killaloe Dump Road (Source: GGI Landscape Architects)

Link to Killaloe Dump Road drive through looking North-east - https://youtu.be/af0m1jOPN6k

Figure 8: Extract of Proposed Vegetation Buffers (Source: GGI Landscape Architects)

3.1.6 Development summary

The proposed solar farm offers a valuable development solution in a time of major economic transition for Douglas Shire and demonstrates compatibility with land uses identified for the Rural Zone. The associated structures do not cause fragmentation of agricultural land and will not restrict the ongoing agricultural function of the site, with the balance land continued to be used for agricultural activities. Furthermore, these temporary structures can be easily removed to return the land for activities such as cropping.

Siting of the proposed solar farm is appropriate given that the existing electrical network can support a new grid connection without major amendments to infrastructure. Visual amenity is thoroughly addressed, and the identity of the region is protected and enhanced through dense native landscaping that is complementary to existing vegetation within the area.

Overall, the proposal is compatible with the subject site and locality and provides a significant level of community benefit that will contribute to the economic and environmental resilience of the region.

4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC),* as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3 STATE ASSESSMENT AND REFERRALS

Review of the proposed development against Schedule 10 of the *Planning Regulation 2017* confirms that the application requires referral to SARA for the following trigger:

- 10.9.4.2.4.1 | Material change of use of premises near a State transport corridor or that is a future State transport corridor where all or part of the premises are within 25m of a State transport corridor.

It is noted that proposed solar farm is *not defined as a relevant solar farm,* as the instantaneous electricity output is less than 1 MV and is not located in a priority development area. Referral under section of 27GA is not required.

A copy of the response to State Code 1 is included in ***Appendix C***.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy (SPP) of the Planning Scheme, the Minister has identified that all aspects of the SPP have been integrated into the Planning Scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

4.5 FAR NORTH QUEENSLAND REGIONAL PLAN 2009-2031

The subject site is within the Regional Landscape and Rural Production Area (RLRPA) and contains good quality agricultural land as identified in the Far North Queensland Regional Plan (FNQ Regional Plan). The RLRPA is an area that provides important values that help sustain the region, socially, economically and environmentally, and supports development and economic growth of rural communities and industries.

The following aspects are addressed as relevant to the proposal:

- 2.1 Regional Landscape Values | The value of the landscape is given appropriate recognition, and the proposal thoroughly addresses and protects its significance through land management and enhanced landscaping.
- 2.2 Natural Resource Management | Use of rural land for renewable energy generation will minimise FNQ's contribution to climate change and increase resilience to its impacts.

- 2.3 Scenic Amenity, Outdoor Recreation, and Inter-Urban Breaks | The visual amenity of the Shire's landscapes is protected and enhanced via extensive native landscaping.
- 2.4 Primary Production and Fisheries | The small footprint and temporary nature of the proposed solar farm protects good quality agricultural land for ongoing and future agricultural production.
- 5.1 Economic Growth and Diversification | The proposal will diversify Douglas Shire's economic base while complementing the significant environmental values of the region. The proposal will support innovative economic growth and employment diversification.
- 5.4 Primary Industries | The proposal is compatible with rural uses and presents an alternative agricultural land use option to promote a diverse, efficient, resilient, and strong rural community.
- 6.3 Energy | Solar energy is recognised as a viable land use in its contribution to reducing greenhouse gas emissions, further to enhancing the reliability and security of local electricity supplies.

These outcomes are echoed in the Draft FNQ Regional Plan 2025, with the acknowledgement that the closing of the Mossman Mill has affected the nature of primary production and use of agricultural land in Douglas Shire.

Overall, the proposed solar farm does not conflict with the objectives of the FNQ Regional Plan, nor does it introduce any uses that would degrade good quality agricultural land. The proposal facilitates sustainable use of former cane land and supports economic diversification within the region whilst providing social and environmental benefits.

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Douglas Shire Council is nominated as the assessment manager for the application. The applicable planning scheme is the *Douglas Shire Planning Scheme 2018* (Planning Scheme).

4.7 PUBLIC NOTIFICATION

The proposed development on the subject land will require public notification under the provisions of the *Planning Act 2016*.

4.8 OWNERS CONSENT

In accordance with section 51 of the *Planning Act 2016*, written consent is not required as the Applicant is the registered owner of the premises.

5.0 THE PLANNING FRAMEWORK

5.1 DOUGLAS SHIRE PLANNING SCHEME 2018

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions.

However, it should be noted that the Planning Scheme is performance based. That means that the acceptable solutions are to be read as offering one way of achieving compliance with a code but do not prohibit alternate solutions where the performance outcomes can be shown to be met.

Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The Planning Scheme further identifies numerous overlay codes.

5.2 PLANNING SCHEME DESIGNATIONS

In accordance with the *Douglas Shire Planning Scheme 2018* (Planning Scheme), the site is subject to the designations listed in *Table 1* below. These designations will assist in determining which tables of assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the category of assessment and the applicable codes.

Table 1: Planning Scheme Designation

Type of Designation	Designation Applicability
Zone	Rural Zone
Acid Sulfate Soils Overlay	Acid Sulfate Soils < 5m AHD, 5-20m AHD
Bushfire Hazard Overlay	Potential Impact Buffer
Coastal Environment	Erosion Prone Area
Flood and Storm Tide Hazard Overlay	Medium to High Storm Tide Hazard Floodplain Assessment Overlay
Landscape Values Overlay	Scenic route buffer Medium to High Landscape Value
Natural Areas Overlay	MSES - Regulated Vegetation (Intersecting a Watercourse)
Transport Network Overlay Code	Transport Noise Corridors: Category 1-4 Transport Pedestrian Cycle: Adjacent a Principal Route Transport Road Hierarchy: Adjacent an Arterial Road and Minor Rural Road, and Major Transport Corridor Buffer Area

5.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within Rural Zone and seven (7) overlays. The relevant table of assessment within the Planning Scheme (Table 5.6.j) identifies the proposed Material Change of Use for a Solar Farm as assessable development and is impact assessable.

Furthermore, the proposed development will be assessed against the Strategic Framework and the following codes:

- Rural Zone Code;
- Acid Sulfate Soils Overlay Code;
- Bushfire Hazard Overlay Code;
- Coastal Environment Overlay Code;
- Flood and Storm Tide Hazard Overlay Code;
- Landscape Values Overlay Code;
- Natural Areas Overlay Code;

- Transport Network Overlay Code;
- Access, Parking and Servicing Code;
- Environmental Performance Code;
- Filling and Excavation Code;
- Infrastructure Works Code; and
- Landscaping Code.

The following sections provide an assessment of the proposed solar farm against the relevant provisions of the applicable codes:

5.4 STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the Planning Scheme area for the life of the Planning Scheme.

The specific outcomes applicable to the proposal have been identified and are detailed below, with comments demonstrating compliance:

5.4.1 Environment and Landscape Values

Relevant elements of specific outcomes for environmental and landscape values include:

Biodiversity

- 3.5.3.1.2 | *Development:*
  - *(a) is located in areas that avoids significant adverse impacts on matters of state environmental significance (MSES) and matters of local environmental significance (MLES);*
  - *(b) protects and enhances MSES and MLES; and*
  - *(c) maintains and enhances ecological connectivity.*
- 3.5.3.1.4 | *Aquatic biodiversity is protected through the minimisation of development impacts on waterway and wetland environments.*

Response

Development does not encroach into and will not impact upon natural corridors and habitat links. Furthermore, the proposed landscaping includes a variety of native vegetation, ultimately enhancing the biodiversity of the area. (3.5.3.1.2). The proposal intersects a Regulated Vegetation (Intersecting a Watercourse) waterway (drainage channel). However, intentional siting and design of the proposed infrastructure will not obstruct the waterway, and existing surface permeability and water quality will not be impacted as a result (3.5.3.1.4).

Coastal zones

- 3.5.4.1.3 | *Waterways and wetlands are managed and maintained to ensure the natural quality and quantity of water delivered to the Coral Sea is not diminished.*

Response

Infrastructure will be sited to avoid the existing waterway (drainage channel) on site and land management in the form of sheep grazing will offer a natural land management alternative to limit chemical and mechanical interventions. Water quality and quantity will therefore not be impacted by the development.

Scenic amenity

- 3.5.5.1.1 | *Development protects, maintains and enhances the region's Landscape values as shown on the Landscape values overlay maps contained in Schedule 2.*

- 3.5.5.1.2 | *Major scenic routes and scenic outlooks, as shown on the Landscape values overlay maps contained in Schedule 2, are protected from both the detrimental visual impacts of development and inappropriate vegetation clearing that may detract from the scenic qualities of the scenic route, outlook or ocean-side views.*

Response

It is noted that the subject site adjoins a scenic route (Captain Cook Highway), is within a scenic buffer area, and is identified as having medium landscape value. A Visual Impact Assessment, included in ***Appendix E***, demonstrates that the proposed landscaping interventions will completely screen the proposed development from view and enhance the scenic amenity of the area. Views into the solar farm would be screened out by 3 years, while the selected vegetation creates a low profile that will not deter from the natural lay of the land or impact views of the mountains. The subject site has been cleared and historically used for agricultural purposes that satisfy the intent of the Rural Zone, and no further clearing is required. (3.5.5.1.1, 3.5.5.1.2).

Air and acoustic protection and hazardous materials

- 3.5.6.1.1 | *The air and acoustic environment and hazardous materials are carefully managed to maintain the health and well-being of the community and the natural environment.*

Response

The proposed solar farm is a cleaner alternative to fossil fuel energy production and will not impact upon the air and acoustic environment of the site or surrounding locality. No hazardous materials will result from the proposal.

5.4.2 Natural Resource Management

Relevant elements for specific outcomes for natural resource management include:

Land and catchment management

- 3.6.2.1.3 | *Water quality, in-stream and riparian waterway values, and the nature-based recreation values of modified waterways, and wetlands and their catchments are protected from harmful activities.*
- 3.6.2.1.4 | *Development is planned, designed, constructed and operated to manage stormwater in ways that help protect the environmental values of waters including the biodiversity and functioning of the aquatic ecosystem.*

Response

Infrastructure will be sited so as not to obstruct the existing waterway (drainage channel) on site, and land management in the form of sheep grazing will offer a natural alternative to reduce chemical and mechanical interventions. Water quality and quantity will therefore not be impacted by the development (3.6.2.1.3, 3.6.2.1.4).

Primary production, forestry and fisheries

- 3.6.3.1.1 | *The viability of agricultural land is protected and maintained. Land uses that have the potential to conflict with ongoing primary production are not established in rural areas.*
- 3.6.3.1.2 | *Rural areas include a range of rural activities of varying scale depending on land suitability and access to appropriate infrastructure, with development being consistent with prevailing land uses in the area.*

Response

The 1.7ha solar farm will not impact the ongoing high value horticulture and grazing activities in the balance of the site, and sheep grazing within the solar farm boundaries is consistent with existing rural

activities. Furthermore, the proposed structures are not intrusive and can be constructed, operated, and easily removed without impacting the viability of agricultural land. In the event that the proposed land use ceases to operate, the land can be easily returned for cropping purposes (3.6.3.1.1).

It is noted that a renewable energy facility (solar farm) is considered as an inconsistent use within the Rural Zone. However, taking into consideration that Major Electrical Infrastructure, Substation, Telecommunication Facility and Utility Installation can be considered as consistent development, the establishment of a solar farm, being of a similar nature but with fewer impacts, would be considered suitable at this location. Electricity infrastructure connections are readily accessible to the subject site (3.6.3.1.2).

5.4.3 Economy

Relevant elements of the specific outcomes for economy include:

Economic growth and diversification

- 3.8.2.1.1 | *Economic growth that supports clean, green businesses and resilient communities is encouraged throughout the Shire. In particular a range of economic initiatives is facilitated in appropriate locations, including:*
  - *(a) the growth of new and traditional industries;*
  - *(b) further development of Port Douglas as a premium tourist destination;*
  - *(c) establishing Douglas Shire as a player in the global tropical tourist market;*
  - *(d) targeting infrastructure that strengthens Douglas Shire as a tourist destination and a gateway to the region;*
  - *(e) promoting the Shire's marine industries;*
  - *(f) providing for higher value jobs, particularly for young people;*
  - *(g) focussing on education and knowledge-based industries;*
  - *(h) taking advantage of the digital age and associated digital economy;*
  - *(i) protecting the assets on which existing and future business relies, such as agricultural land resources and the beautiful natural environment;*
  - *(j) enhanced economic opportunities through appropriate development of Aboriginal Freehold Land.*

Response

The Planning Scheme acknowledges that other supporting industries and services will continue to emerge, and the proposal will directly support the growth of renewable energy production and economic diversification of Douglas Shire. The provision of clean, green energy will lessen the reliance on traditional fossil fuel energies, contribute to annual carbon offsets, and promote a more resilient community. The nature of the proposed structures will not impact the viability of agricultural land, and the balance of the site will continue to be used for agricultural purposes (3.8.2.1.1).

Primary production

- 3.8.4.1.1 | *Opportunities to enhance agricultural industry particularly in the Shire's rural towns through the expansion of existing activities, development of value-adding processes and the introduction of new crops will be supported. However, sugar production will continue to be the most dominant cropping activity in the Shire.*
- 3.8.4.1.2 | *Grazing activities are supported where they do not intrude into vegetated and / or steep land.*
- 3.8.4.1.3 | *The availability and viability of rural land for ongoing agricultural uses is not compromised by inappropriate or incompatible development.*

Response

The transition from sugarcane production on site has commenced with high value horticultural crops (taro, ginger etc.) and grazing activities. The proposed solar farm promotes sustainable use of the subject site, is compatible with sheep grazing activities as proposed, and will not impact the long-term viability of agricultural land or existing uses on site (3.8.4.1.1, 3.8.4.1.2). The proposal will not impact the ongoing activities in the balance of the site. In the event that the proposed land uses cease to operate, the proposed structures can be easily removed and the land reused for cropping purposes (3.8.4.1.3).

5.4.4 Infrastructure and transport

Relevant elements of the specific outcomes for infrastructure and transport include:

Energy

- 3.9.2.1.1 | *The energy needs of the Shire are met in a manner that minimises impacts on the health of the surrounding communities, natural environments and scenic amenity, and wherever possible, supports low emission and/or renewable energy sources.*
- 3.9.2.1.2 | *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.*

Response

The proposed solar farm will generate clean, renewable energy that will feed directly into the local electricity grid. Native vegetation screening is proposed to screen the development and enhance the scenic amenity along Captain Cook Highway (3.9.2.1.1). The proposal can be efficiently connected to the existing electricity network as confirmed by Ergon Energy, and it is expected that connection can be achieved without complication (3.9.2.1.2).

5.5 ZONE CODE PROVISIONS

5.5.1 Rural Zone Code

In accordance with the *Douglas Shire Planning Scheme 2018,* the site is contained within the Rural Zone, where Material Change of Use for a Renewable Energy Facility (Solar Farm) is impact assessable.

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.

Response

Detailed assessment of the proposal against the zone code is included in ***Appendix D***.

5.6 OVERLAY CODES

5.6.1 Acid Sulfate Soils Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Acid Sulfate Soils Overlay Code.

Response
Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.6.2 Bushfire Hazard Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Bushfire Hazard Overlay Code.

Response
While the subject site does contain areas of Potential Impact Buffer, the proposed development area is entirely separated from this mapped area and will not be impacted by the overlay. Detailed assessment against this code is therefore not considered warranted.

5.6.3 Coastal Environment Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Coastal Environment Overlay Code.

Response
The proposed development area is not within a coastal protection zone, however, does encroach slightly into erosion prone areas to the east and will result in a number of panels sited in this area. The solar panels are to be raised above ground, and the existing drainage channel will be uninterrupted to allow for natural coastal processes and overland flow to continue without impact. Furthermore, the proposal does not increase the number of people occupying the site and there is land available within the solar farm boundaries that can contain the grazing herd outside of flood hazard areas during inundation events. Extensive landscaping has been included to enhance natural coastal landscapes, views and vistas. Overall, the proposal complies with the outcomes identified for the overlay code. Detailed assessment against this code is therefore not considered warranted.

5.6.4 Flood and Storm Tide Hazard Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Flood and Storm Tide Hazard Overlay Code.

Response
Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.6.5 Landscape Values Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Landscape Values Overlay Code.

Response
Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.6.6 Natural Areas Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Natural Areas Overlay Code.

Response
The proposed development area connects to regulated vegetation intersecting a watercourse on the south-eastern side. All solar panels and associated structures avoid this area, with the exception of the internal access road crossing over this channel. The proposal will not interfere with the identified channel or the deposition of water to adjoining lands, nor will it result in the clearing of any native

vegetation. No aspects of the proposal will impact upon natural habitat, wetlands, or alter natural hydrology patterns. Native plant species are selected for the landscaping buffer so as not to introduce pest plants.

Overall, the proposal is consistent with the purpose and outcomes of the code. Detailed assessment is not considered necessary.

5.6.7 Transport Network Overlay Code

Overlay mapping identifies that the proposal requires assessment against the Transport Network Overlay Code.

Response
Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.7 DEVELOPMENT CODES

5.7.1 Access, Parking and Servicing Code

In accordance with the *Douglas Shire Planning Scheme 2018* table of assessment, the development requires assessment against the Access, Parking and Servicing Code.

Response
Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.7.2 Environmental Performance Code

In accordance with the *Douglas Shire Planning Scheme 2018* table of assessment, the development requires assessment against the Environmental Performance Code.

Response
The proposed solar farm is within the Rural zone and separated from sensitive uses, with the nearest dwelling approximately 300m away. The nature of the use is will not generate noise, odour, or emissions that cause environmental harm or nuisance, and the solar farm will be effectively screened with landscaping to avoid any visual impacts. The strategic layout and design of structures will allow for stormwater flow and discharge to continue to be directed towards the adjoining wetland in Lot 1 on RP893855 as existing.

Overall, the proposal generally complies with the purpose and outcomes of the code. Detailed assessment of the proposal against this code is not considered necessary.

5.7.3 Filling and Excavation Code

In accordance with the *Douglas Shire Planning Scheme 2018* table of assessment, the development requires assessment against the Filling and Excavation Code.

Response
Minor filling and excavation are expected to establish structural footings and the raised landscaping buffer. No changes to the overall slope aspect or run off characteristics of the site will occur as a result of the proposal. Details of the proposed earthworks will be addressed as part of subsequent operational works applications.

Overall, the proposal generally complies with the purpose and outcomes of the code. Detailed assessment of the proposal against this code is not considered necessary.

5.7.4 Infrastructure Works Code

In accordance with the *Douglas Shire Planning Scheme 2018* table of assessment, the development requires assessment against the Infrastructure Works Code.

Response

Detailed assessment of the proposal against this code is included in ***Appendix D***.

5.7.5 Landscaping Code

In accordance with the *Douglas Shire Planning Scheme 2018* table of assessment, the development requires assessment against the Landscaping Code.

Response

Detailed assessment of the proposal against this code is included in ***Appendix D***.

6.0 CONCLUSION

This proposal has detailed a development application to Douglas Shire Council seeking a Development Permit for Material Change of Use for a Solar Farm (including ancillary device for storing and releasing energy) on land located at 6868 Captain Cook Highway, Killaloe, precisely described as Lot 32 on SP332240.

The abovementioned has demonstrated that with the provision of appropriate mitigation measures, the proposed solar farm generally aligns with the overarching purpose of the strategic framework and Rural Zone Code of the *Douglas Shire Planning Scheme 2018*.

The Planning Scheme acknowledges that other supporting industries and services will continue to emerge, given they are consistent with the future strategic intent of Douglas Shire. Following the decommissioning of the Mossman Sugar Mill, the proposal presents a sustainable pathway towards the economic and industrial diversification of Douglas Shire.

It is acknowledged that the proposal, without mitigation, would impact the scenic amenity along Captain Cook Highway. However, this report has demonstrated that extensive native landscaping would enhance the character and amenity of the locality, and vistas would only temporarily be affected by the proposal while vegetation matures. In addition to the uncertainty surrounding Douglas Shire's economic future, it is considered that there are sufficient grounds to support the proposed solar farm at this location.

The following conclusions can be drawn from the above referenced planning aspects of the proposal:-

- The proposed solar farm aligns with the Strategic Framework of the *Douglas Shire Planning Scheme 2018* in that it will diversify the local economy in a sustainable manner without impacting the long-term agricultural viability of the land;
- The proposal is compatible with existing agricultural practices on the balance of the land and can accommodate grazing activities within the solar farm boundaries;
- Extensive native landscaping will screen the proposed structures and enhance the scenic amenity along Captain Cook Highway, maintaining the rural character of the Shire;
- The proposed solar farm can be efficiently connected to the local electricity grid network;
- The proposal will assist in meeting the Shire's energy needs in a way that will benefit the community, protect the environment, and address the impacts of climate change; and
- The proposal produces development generally consistent with the overall outcomes expected for the zone and retains the amenity of Killaloe and surrounding locality.

Overall, it is considered that the proposed development is an appropriate response to the economic climate, subject site, surrounding uses and established character of Douglas Shire. It is considered that, subject to the imposition of reasonable and relevant conditions, Council would approve the proposed solar farm.

ATTACHMENT A

brazier motti

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*)	J & V Noli Pty Ltd
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	c/- Brazier Motti Pty Ltd, PO Box 1185
Suburb	CAIRNS
State	QLD
Postcode	4870
Country	AUSTRALIA
Contact number	(07) 4054 0400
Email address *(non-mandatory)*	cns.planning@braziermotti.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	35437-006-01

1.1) Home-based business
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
		6868	Captain Cook Highway	Killaloe
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	32	SP332240	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ 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:	Unnamed watercourse

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

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)*:

Material Change of Use for Solar Farm (including ancillary device for storing and releasing energy)

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 *DA Form 2 – Building work details*

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)*
Solar Farm	Solar Farm (including ancillary device for storing and releasing energy)	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?

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:
Number of lots created				

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:
Number of parts created				

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

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	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

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

$

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 *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ 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 *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ 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 *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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).*

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 2under 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 Form1 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.qldgov.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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			

ATTACHMENT B

brazier motti

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**51276621**	**Search Date:**	17/02/2023 13:50
Date Title Created:	07/03/2022	**Request No:**	43615254
Previous Title:	50083839, 50083840		

ESTATE AND LAND

Estate in Fee Simple

LOT 32 SURVEY PLAN 332240
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721507900 25/02/2022

J & V NOLI PTY LTD A.C.N. 629 557 928

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20364064 (POR 78)
Deed of Grant No. 20377027 (POR 79)
Deed of Grant No. 20587093 (POR 90)

2. EASEMENT No 721507917 25/02/2022 at 14:59
burdening the land to
LOT 31 ON SP332240 OVER
EASEMENT A ON SP332240

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

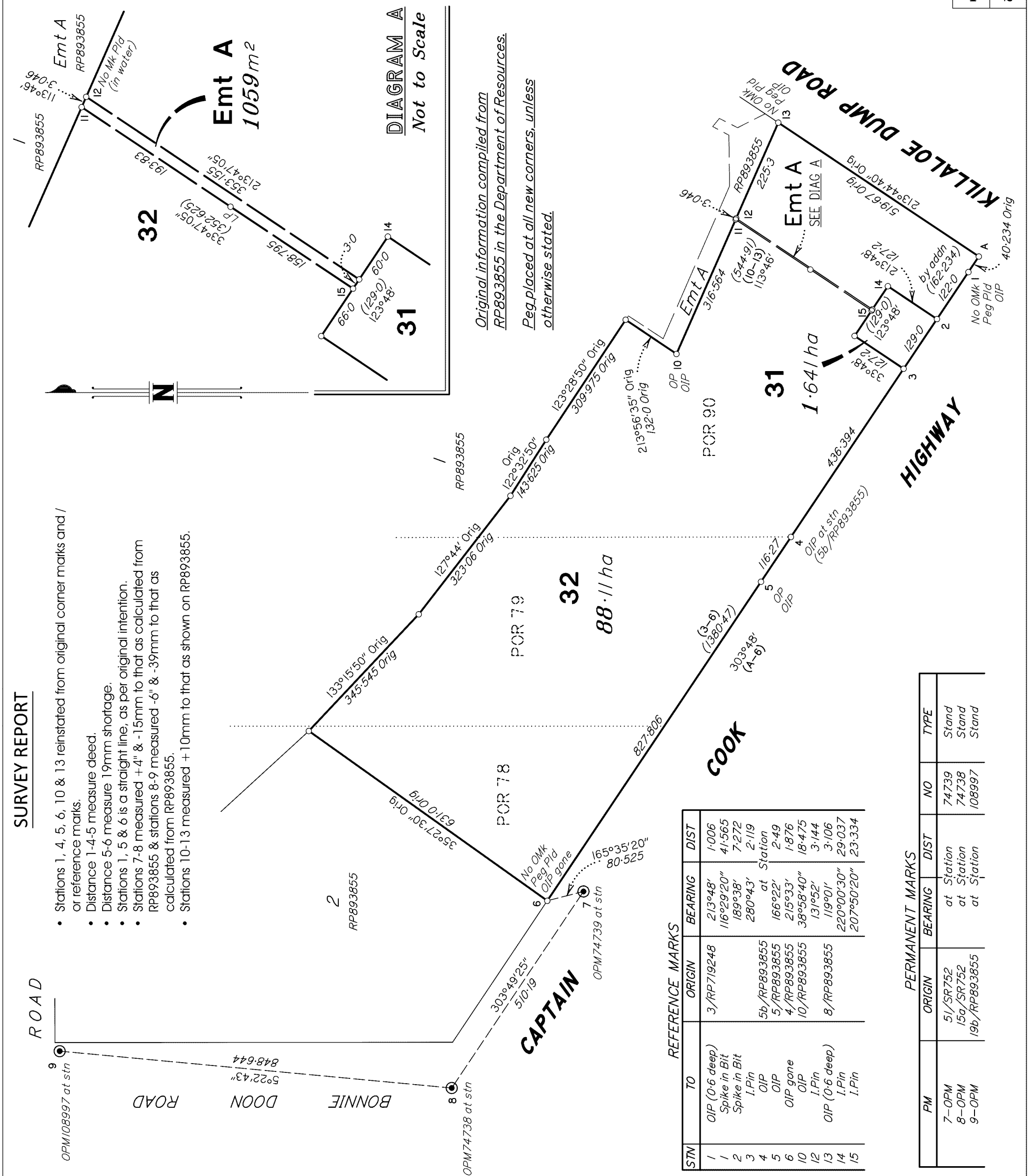
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Requested by: D-ENQ GLOBALX

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN



SURVEY REPORT

- Stations 1, 4, 5, 6, 10 & 13 reinstated from original corner marks and / or reference marks.
- Distance 1-4-5 measure deed.
- Distance 5-6 measure 19mm shortage.
- Stations 1, 5 & 6 is a straight line, as per original intention.
- Stations 7-8 measured +4" & -15mm to that as calculated from RP893855 & stations 8-9 measured -6" & -39mm to that as calculated from RP893855.
- Stations 10-13 measured +10mm to that as shown on RP893855.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	NO	TYPE
1	OIP (0·6 deep)	3/RP719248	213°48'	1·006	74739	Stand
1	Spike in Bit		116°29'20"	41·565	74738	Stand
2	Spike in Bit		189°38'	7·272	108997	Stand
3	1.Pin	5b/RP893855	280°43'	2·119		
4	OIP	5/RP893855	at Station			
5	OIP	4/RP893855	166°22'	2·49		
6	OIP gone	10/RP893855	215°33'	1·876		
10	OIP		38°58'40"	18·475		
12	1.Pin		131°52'	3·144		
13	OIP (0·6 deep)	8/RP893855	119°01'	3·106		
14	1.Pin		220°00'30"	29·037		
15	1.Pin		207°50'20"	23·334		

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST
7–OPM	51/SR752	at Station	
8–OPM	15a/SR752	at Station	
9–OPM	19b/RP893855	at Station	

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Peter Henry STENZEL, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Steven Lee PRYOR, 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 8th February, 2022.

BRAZIER MOTTI PTY LTD THE COMMON SEAL OF ACN 066 411 041

Director

Date 10th Feb 2022

0m 400m 800m 1200m
0 50 mm 100 mm 150 mm

Plan of Lots 31 & 32 and Emt A in Lot 32

Cancelling Lots 3 & 4 on RP893855

LOCAL GOVERNMENT: DOUGLAS SHIRE COUNCIL

LOCALITY: KILLALOE

Meridian: RP893855

Survey Records: No

Scale: 1:8000

Format: STANDARD

SP332240

Land Title Act 1994 ; Land Act 1994
Form 21B Version 2

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

Sheet 2 of 2

(Dealing No.)

4. Lodged by

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

1. Existing / Created

Title Reference	Description	New Lots	Road	Secondary Interests
50083839	Lot 3 on RP893855	32	———	———
50083840	Lot 4 on RP893855	31 & 32	———	Emt A

32 31	Pors 78, 79 & 90 Por 90
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : 35437/002-01 – 35437_002B.dwg – WCHO – 12/2021 VI

5. Passed & Endorsed :
By : BRAZIER MOTTI PTY LTD
Date : 10th Feb 2022
Signed : Steven Lee Pryor
Designation : Cadastral Surveyor

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

7. Lodgement Fees :

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

8. Insert Plan Number **SP332240**

ATTACHMENT C

brazier motti

State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	**Complies AO1.1** and **AO1.2** The proposed solar farm is entirely contained within part of Lot 32 on SP332240 as indicated in the yellow outline of Figure 1 below. Figure 1: Subject site and proposed development footprint  Development is not located in a state-controlled road and can be maintained without requiring access to Captain Cook Highway.
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO2** No new access from Captain Cook Highway is required to fulfil the development, as access will be afforded from Killaloe Dump Road. Development is entirely contained within Lot 32 on SP332240 and will not impact the structural integrity or physical condition of the state-controlled road.
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the	No acceptable outcome is prescribed.	**Complies PO3** Development is entirely contained within Lot 32 on SP332240 and no new access from Captain Cook Highway is required.

Performance outcomes	Acceptable outcomes	Response
operating performance of the **state-controlled road**.		The proposed use does not encourage additional traffic and will not adversely impact the operating performance of the state-controlled road.
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** No advertising devices are proposed.
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	**Complies AO5.1, AO5.2** The proposed solar farm is set back 40m from Captain Cook Highway and solar panels will be adequately screened via an extensive mounded landscape buffer to maintain the safety to users of Captain Cook Highway. Refer to the Visual Impact Assessment included in ***Appendix E*** of the planning report **Not applicable** No external lighting is proposed. **Not applicable** No external lighting is proposed.
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for	**Not applicable** No bridges are proposed.

Performance outcomes	Acceptable outcomes	Response
	Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	**Complies AO7.1, AO7.2, AO7.3** The proposed landscaping buffer is entirely contained within Lot 32 and can be effectively maintained without access to Captain Cook Highway. Landscaping buffers are strategically located so as not to block or obscure the sight lines for vehicular access to Captain Cook Highway to and from Killaloe Dump Road.
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO8** Stormwater run-off and overland flows are conveyed north-east to Lot 1 on RP893855 and adjoining wetlands, further assisted by existing drainage channels that direct water away from the state-controlled road. The proposed development will not change the stormwater run-off or overland flow of the site and therefore not impact upon the safety hazard for users of Captain Cook Highway.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO9** Refer to response PO8.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO10** Refer to response PO8.

Performance outcomes	Acceptable outcomes	Response
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO11.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	**Complies AO11.1, AO11.2, AO11.3, AO11.4** Refer to response PO8. Stormwater will continue to lawfully discharge to the existing drainage channels and to Lot 1 on RP893855.
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**.	**Complies AO12.1, AO12.2, AO12.3** All on-site stormwater and run-off are directed away from Captain Cook Highway. Furthermore, the proposed solar panels are established on raised mounts and will not impact the flood storage or flow of water over the site.

Performance outcomes	Acceptable outcomes	Response
	AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	**Not applicable** No drainage infrastructure is proposed.
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	**Not applicable**

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO15** A new access is proposed from Killaloe Dump Road as indicated in Figure 3 below. The proposed access is for site maintenance only and has been designed in response to existing features on site (i.e. trees). The nature of the proposed use does not encourage increased traffic to and from the development, is sited to ensure safe vehicle manoeuvring, and will not

Performance outcomes	Acceptable outcomes	Response
		compromise the safety of users of Captain Cook Highway. Figure 3: Proposed new access from Killaloe Dump Road 
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO16** Refer to response PO15.
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO17** The proposed access from Killaloe Dump Road will not impact upon the current or future state of Captain Cook Highway.
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	**Not applicable** Killaloe Dump Road is not a limited access road.
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the	No acceptable outcome is prescribed.	**Complies PO19** Refer to response PO15.

Performance outcomes	Acceptable outcomes	Response
safety of users of the **state-controlled road**.		
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	**Complies PO20** The proposed use will encourage only negligible levels of traffic through this intersection. Refer to response PO15.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO21** There are no footpaths or similar infrastructure within proximity to the site. Development will not impact upon Captain Cook Highway.
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO22** There are no footpaths or similar infrastructure within proximity to the site. Development will not impact upon Captain Cook Highway.
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO23** There are no footpaths or similar infrastructure within proximity to the site. Development will not impact upon the operation of Captain Cook Highway.
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO24** There are no footpaths or similar infrastructure within proximity to the site. Development will not impact upon Captain Cook Highway.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies PO25** The nature of the proposed solar farm does not encourage increased traffic to and from the

Performance outcomes	Acceptable outcomes	Response
		development, is sited to ensure safe vehicle manoeuvring, and will not compromise the safety of users of Captain Cook Highway.
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies PO26** Refer to response PO26.
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**Complies PO27** Access is via Killaloe Dump Road off Captain Cook Highway. No alternative access is possible.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable**
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	**Complies PO29** Development is wholly contained within part of Lot 32 and will not impede the delivery of planned upgrades of Captain Cook Highway adjacent to the site.
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	**Complies PO30** Refer response PO29.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO31** The proposal will include the establishment of a mounded landscape buffer towards the frontage of the proposed development area and minor earthworks to establish panel footings. However, this will be entirely contained within part of Lot 32 and does not create a safety hazard.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO32** The proposal will include the establishment of a mounded landscape buffer towards the frontage of the proposed development area and minor earthworks to establish panel footings. However, this will be entirely contained within part of

Performance outcomes	Acceptable outcomes	Response
		Lot 32 and does not create impact on operating performance.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO33** All required earthworks will be entirely contained on site and will not impact upon Captain Cook Highway.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	**Complies PO34** Required earthworks are relatively minor in nature and will not cause ground water disturbance.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO35** Refer response PO33.
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	**Complies PO36** The proposed access from Killaloe Dump Road will be designed and constructed so as not to compromise the operation or capacity of existing drainage infrastructure for Captain Cook Highway.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences,	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
	Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noi se barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
	alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	**Not applicable** The proposal is for material change of use for a solar farm.
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: a. Chapter 7 integrated noise barrier design of	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
	the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
level in reference table 3 (item 3.1).		
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.		
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	**Not applicable** The proposal is for material change of use for a solar farm.
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	**Not applicable** The proposal is for material change of use for a solar farm.

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	**Not applicable** The proposal is for material change of use for a solar farm.
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	**Not applicable** The proposal is for material change of use for a solar farm.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND **AO52.3** The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	**Not applicable** There are no adjoining future state-controlled roads.

Performance outcomes	Acceptable outcomes	Response
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	**Not applicable** There are no adjoining future state-controlled roads.
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** There are no adjoining future state-controlled roads.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Not applicable** There are no adjoining future state-controlled roads.
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	**Not applicable** There are no adjoining future state-controlled roads.

ATTACHMENT D

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6.2.10 Rural zone code

6.2.10.1 Application

(1) This code applies to assessing development in the Industry zone.

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

6.2.10.2 Purpose

(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.

(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 : Environment and landscape values, Element 3.5.5 – Scenic amenity.

(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 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.

(iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.

(b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;

(c) provide protection to areas of ecological significance and scenic amenity significance where present.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Areas for use for primary production are conserved and fragmentation is avoided.

(b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.

(c) 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.

(d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	**AO1.1** Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. **AO1.2**	**Complies AO1.2** The proposed solar panels and associated structures do not exceed 10 metres in height.

Performance outcomes	Acceptable outcomes	Applicant response
	Rural farm sheds and other rural structures are not more than 10 metres in height.	
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	**AO2** Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	**Complies AO2** The proposed solar panels and associated structures are set back 40m from the Captain Cook Highway frontage, 6m from adjoining property boundaries, and exceeds a 20m setback from the Killaloe Dump Road frontage.
PO3 Buildings/structures are designed to maintain the rural character of the area.	**AO3** White and shining metallic finishes are avoided on external surfaces of buildings.	**Complies PO3** Panels will be concealed from public view and are angled in a way that will not reflect towards the highway and impact the rural character of the area. Furthermore, development will be completely screened by an extensive landscaping buffer to all boundaries of the array. The Visual Impact Assessment included in ***Appendix E*** demonstrates that the proposed landscaping buffer will maintain the rural character of the area.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	**Complies PO4** Table 6.2.10.3.b. identifies a renewable energy facility, namely a wind farm, as being an inconsistent use. However, when taking into consideration that Major Electrical Infrastructure, Substation, Telecommunication Facility and Utility Installation can be considered as consistent, the establishment of a solar farm would be in line with

Performance outcomes	Acceptable outcomes	Applicant response
		the above-mentioned land uses. Furthermore, the proposed use will not impact the existing agricultural activities on-site or the long-term viability of agricultural land and can be easily returned for cropping purposes. Grazing activities are proposed to occur simultaneous to the solar farm use.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	**AO5** No acceptable outcomes are prescribed.	**Complies PO5** Refer to response PO4. The proposed solar farm will not restrict the agricultural use of the site, with the balance land to be used for ongoing agricultural activities. In the event that the proposed land use ceases to operate, all structures can easily be removed and the land returned to agricultural operations.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	**AO6** No acceptable outcomes are prescribed.	**Complies PO6** No removal of native vegetation is required. The land is largely clear of vegetation.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	**AO7** No acceptable outcomes are prescribed.	**Not applicable** The proposal is for a material change of use only.

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:

(a) Land at or below the 5m AHD sub-category;

(b) Land above the 5m AHD and below the 20m AHD sub-category.

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

8.2.1.2 Purpose

(1) The purpose of the acid sulfate soils overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.

(ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;

(b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. or **AO1.2** An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils	**Complies AO1.2** Minor earthworks to establish the raised landscaping buffer and infrastructure footings are required. It is expected that an acid sulfate soils investigation is not required to be undertaken.

Performance outcomes	Acceptable outcomes	Applicant response
	provides guidance on preparing an acid sulfate soils investigation.	
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	**AO2.1** The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. or **AO2.2** The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in	**Complies PO2** Refer to response AO1.2. No groundwater extraction is required. It is not considered necessary to provide an acid sulfate soils management plan at this stage, and any found presence of acid sulfate soils will be managed accordingly on site.

Performance outcomes	Acceptable outcomes	Applicant response
	an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Complies PO3** The proposal requires only minor earthworks to establish the raised landscaping buffer and infrastructure footings. It is not expected that works will result in the exposure of acid sulfate soils. However, any presence will be managed accordingly so as to avoid environmental harm.

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:

(a) Storm tide – high hazard sub-category;

(b) Storm tide – medium hazard sub-category;

(c) Flood plain assessment sub-category;

(d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.

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

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

(1) The purpose of the Flood and storm tide hazard overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.

(b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;

(b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;

(c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;

(d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;

(e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;

(f) the development avoids the release of hazardous materials as a result of a natural hazard event;

(g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;

(h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	**AO1.1** Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, **AO1.2** Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm. **AO1.3** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. **AO1.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	**Complies PO1** Development is located within areas of medium and high storm tide hazard. The Council Storm Tide Mapping report reveals the proposed development area is subject to storm tide inundation to 2.76m AHD, while the lowest elevation within this area is approximately 2.25m AHD. The proposed solar farm does not increase the number of people using the area, all infrastructure (solar panels, BESS and MEB station, DNSP transformer etc.) are provided with immunity to the 1% AEP flood level.
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	**AO2** The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	**Complies AO2** The proposal is for a solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use **AO3.1** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or **AO3.2** The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or **AO3.3** Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m^2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the	**Complies PO3** The proposal does not include new buildings, with structures either raised or sited on the highest land area of the proposed development area and provides a clear and direct evacuation route from the site. Furthermore, there is ample opportunity for the herd employed for grazing activities to be safely accommodated outside of flood areas during flood events.

Performance outcomes	Acceptable outcomes	Applicant response
	relevant building assessment provisions under the *Building Act 1975*. **AO3.5** Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. **AO3.6** Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. or **AO3.7** There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	
	For Material change of use (Residential uses) **AO3.8** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing	

Performance outcomes	Acceptable outcomes	Applicant response
	solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) **AO4.2** Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Hazard Area and need to take into account the flood potential within the area. **AO4.3** Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	**Complies AO4.2** Elevated solar panels will allow for continued flow of flood waters over the site. All structures will be fixed to prevent movement during flooding events. Electrical infrastructure is designed for resilience to weather events and will be located on a hardstand at the highest point of the proposed development area with immunity to the identified flood level. Overall, the development is designed and sited to be resilient to floods.
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works **AO5.1** Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	**Not applicable** This application does not include operational works. A separate operational works application will be submitted if deemed required.

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than $50m^3$; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	
	For Material change of use **AO5.3** Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the	**Complies PO5** Development avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. A hydraulic report is not considered necessary for this proposal given the non obstructive nature of the proposed structures and the significantly large balance land area. Flows will continue to be directed towards the coastline via existing drainage channels without impact from the proposal.

Performance outcomes	Acceptable outcomes	Applicant response
	general vicinity of the subject site. For Material change of use and Reconfiguring a lot **AO5.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. **AO6.3** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE. **AO6.4** If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.	**Complies AO6.1** The proposed solar farm does not include hazardous or noxious materials.

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Refer to *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO7** Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	**Complies AO7** The proposed solar farm does not increase the number of people at risk of flooding or requiring evacuation. The design and siting of the associated structures will not shorten flood warning times or impact evacuation routes.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**AO8.1** The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or **AO8.2** The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the *Child Care Act 2002* is conducted, (b) community centres; (c) meeting halls;	**Not applicable** The proposed use is not community infrastructure.

Performance outcomes	Acceptable outcomes	Applicant response
	(d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or **AO8.3** The following uses have direct access to low hazard evacuation routes as defined in : (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. **AO8.4** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5**	

Performance outcomes	Acceptable outcomes	Applicant response
	Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

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

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	• Parks and open space.
5% AEP level	• Car parking facilities (including car parking associated with use of land).
1% AEP level	• All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	• Emergency services (if for a police station); • Industry activities (if including components which store, treat or use hazardous materials); • Substation; • Utility installation.
0.2% AEP level	• Emergency services; • Hospital; • Major electricity infrastructure; • Special industry.

8.2.6 Landscape values overlay code

8.2.6.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:

(a) High landscape value sub-category;

(b) Medium landscape value sub-category;

(c) Scenic route buffer / view corridor area sub-category;

(d) Coastal scenery area sub-category.

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

8.2.6.2 Purpose

(1) The purpose of the Landscape values overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;

(ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.

(b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) areas of High landscape value are protected, retained and enhanced;

(b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;

(c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;

(d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;

(e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;

(f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:

(i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;

(iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

(g) views towards High landscape value areas and the Coral Sea are not diminished;

(h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;

(i) advertising devices do not detract from the landscape values, character types or amenity of an area.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height. **AO1.2** Buildings and structures are setback not less than 50 metres from ridgelines or peaks. **AO1.3** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	**Not applicable** The proposed solar farm is not within an area mapped as high landscape value.
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural	**AO1.4** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO1.5** The external features, walls and roofs of buildings and structures	

Performance outcomes	Acceptable outcomes	Applicant response
landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO1.6** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%). **AO1.7** Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required. **AO1.8** Advertising devices do not occur.	
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;	**AO2.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two;	**Complies PO2** The proposal does not involve structures more than 8.5m in height. All structures will be effectively screened from Captain Cook Highway by suitable vegetation within 3 years of construction, as demonstrated in the Visual Impact Assessment included in ***Appendix E***. The land is generally level with no clearing of vegetation required. Solar panels will not reflect towards Captain Cook Highway and all structures will be appropriately screened via a raised landscape buffer, designed in a way that is cohesive

Performance outcomes	Acceptable outcomes	Applicant response
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	(c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO2.5** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	with the existing natural setting. The proposal therefore avoids any impacts to landscape values. Refer to the Visual Impact Assessment included in ***Appendix E***. The proposed development does not introduce advertising devices.
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.	**Complies AO3.1** The development does not result in any structures exceeding 8.5m in height – in accordance with the Rural Zone code.

Performance outcomes	Acceptable outcomes	Applicant response
(a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (e) the scale, height and setback of buildings; (f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (g) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO3.2** No clearing of native vegetation is undertaken within a Scenic route buffer area. **AO3.3** Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. **AO3.4** Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	**Complies AO3.2** No vegetation clearing is proposed. **Complies PO3** The proposed development area is low-lying and will be adequately screened by a mounded landscape buffer. Plant species and buffer design are selected so as not to obstruct distant views and corridors. Refer to the Visual Impact Assessment included in ***Appendix E***. **Complies AO3.4** No advertising devices are proposed.
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO4.1** The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore. **AO4.2** Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or	**Not applicable** The proposed development area is not within a coastal scenery area.

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

8.2.10 Transport network overlay code

8.2.10.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:

(a) Transport network (Road Hierarchy) overlay sub-categories:

(i) State controlled road sub-category;

(ii) Sub-arterial road sub-category;

(iii) Collector road sub-category;

(iv) Access road sub-category;

(v) Industrial road sub-category;

(vi) Major rural road sub-category;

(vii) Minor rural road sub-category;

(viii) Unformed road sub-category;

(ix) Major transport corridor buffer area sub-category.

(b) Transport network (Pedestrian and Cycle) overlay sub-categories:

(i) Principal route;

(ii) Future principal route;

(iii) District route;

(iv) Neighbourhood route;

(v) Strategic investigation route.

8.2.10.2 Purpose

(1) The purpose of the Transport network overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;

(ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;

(b) enable an assessment of whether development is suitable on land within the Transport network overlay.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development provides for transport infrastructure (including active transport infrastructure);

(b) development contributes to a safe and efficient transport network;

(c) development supports the existing and future role and function of the transport network;

(d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO1.1** Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. **AO1.2** Development does not compromise the safety and efficiency of the transport network.	**Complies AO1.1, AO1.2, AO1.3** The proposal is for a solar farm, with access proposed from Killaloe Dump Road (minor rural road), being the lowest order road. The proposed solar farm use will not encourage additional traffic and therefore not create impacts that are incompatible with the function of Captain Cook Highway or Killaloe Dump Road.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO2** Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	**Not applicable** The proposal is for a solar farm. No transport infrastructure is proposed.
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	**AO3** No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	**Not applicable** The proposal is for a solar farm.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	**AO4.1** Development is compatible with the role and function (including the future role and function) of major transport corridors. **AO4.2** Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	**Complies AO4.1, AO4.2** The proposal is for a solar farm, with access proposed from Killaloe Dump Road (minor rural road), being the lowest order road. The proposed solar farm use will not encourage additional traffic and therefore not create impacts on the function of Captain Cook Highway or Killaloe Dump Road. The proposal is compatible with the existing network.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. **AO4.4** The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	**Not applicable** No new access is proposed direct from a major transport corridor. Access is afforded from the lowest order road, being Killaloe Dump Road.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO5** No acceptable outcomes are prescribed.	**Complies PO5** The proposed solar farm includes a landscaping buffer between the proposed structures and Captain Cook Highway for visual amenity purposes. It is noted that the solar farm is not a sensitive use and will not be impacted by effects emanating from the corridor.
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	**AO6.1** Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. **AO6.2** The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	**Not applicable** The proposal is for a material change of use for solar farm.

9.4.1 Access, parking and servicing code

9.4.1.1 Application

(1) This code applies to:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

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

9.4.1.2 Purpose

(1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;

(b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;

(c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;

(d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;

(e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;

(f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in **Error! Reference source not found.** for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. **AO1.2** Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. **AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	**Complies AO1.1, AO1.2** The proposed development is for a solar farm (renewable energy facility) which does not require a specific parking rate. Onsite has been provided to accommodate for the anticipated level and type of vehicles. **Not applicable** **Not applicable**
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	**AO2** Vehicle parking areas are designed and constructed in accordance with Australian Standard: a) AS2890.1; b) AS2890.3; c) AS2890.6.	**Complies AO2** Vehicle parking areas are designed to be constructed in accordance.
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC	**Complies PO3** A new access from Killaloe Dump Road is proposed to facilitate practical and efficient access directly to the proposed solar farm. It is noted that Lot 32 has existing access from Captain Cook Highway at the

Performance outcomes	Acceptable outcomes	Applicant response
cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	Regional Development Manual - access crossovers. **AO3.2** Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. **AO3.3** Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water	opposite end of the site for farm access. **AO noted** Access and driveways will be provided in accordance. There are no adjacent footpaths. **AO noted** Access and driveways will be provided in accordance.

Performance outcomes	Acceptable outcomes	Applicant response
	runoff to the storm water drainage system **AO3.4** Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	 **AO noted** Access and driveways will be provided in accordance.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Not applicable** There are no accessible parks required for the proposed solar farm.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**Not applicable**
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**Not applicable** There are no bicycle parks required for the proposed solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**Not applicable**
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable** The proposal use is for a solar farm. No cycle or walking routes are required through the site.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. **AO9.2** Service and loading areas are contained fully within the site.	**Complies AO9.1** Access and manoeuvring areas are provided in accordance with the relevant Australian Standards. **Complies AO9.2** Service and loading areas are contained fully within the site.
	AO9.3 The movement of service vehicles and service operations are designed so they:	**Complies AO9.3** Manoeuvring areas allow for appropriate movement of vehicles.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; € educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; € hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. **AO10.2** Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Not applicable** The proposed use is for a solar farm.

9.4.5 Infrastructure works code

9.4.5.1 Application

(1) This code applies to assessing:

(a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation. (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

(1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;

(b) development maintains high environmental standards;

(c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;

(d) the integrity of existing infrastructure is maintained;

(e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code – assessable development

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

Performance outcomes	Acceptable outcomes	Applicant response
	Note – **Error! Reference source not f ound.** provides guidance on meeting the outcomes. **AO1.5** Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	**AO2.1** Accessibility structures are not located within the road reserve. **AO2.2** Accessibility structures are designed in accordance with AS1428.3. **AO2.3** When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	**Not applicable** No accessibility structures are proposed and the proposal does not include/require footpaths.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	**Complies AO3.2** Lot 32 contains existing on site water supply. An additional 10,000L water tank will be established within the solar farm boundary for fire-fighting purposes.
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	**AO4.1** The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO4.2** Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002).*	**Complies AO4.2** Lot 32 contains on site services. No effluent disposal is required for the proposed solar farm.

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	**AO5.1** A connection is provided from the premises to Council's drainage system; or **AO5.2** An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. **AO5.3** A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. **AO5.4** Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**Complies PO5** Lot 32 contains an existing drainage infrastructure that will continue service as not to change stormwater quality and characteristics of the site.

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	**AO6.1** Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. **AO6.2** Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. **AO6.3** Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	(a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. **AO6.4** Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. **AO6.5** The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values. **AO6.6** Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway. **AO6.7** Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to:	**AO7.1** A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	**Not applicable** The proposed solar farm does not produce wastewater.

Performance outcomes	Acceptable outcomes	Applicant response
(i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	**AO7.2** The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms. **AO7.4** Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	(b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any	

Performance outcomes	Acceptable outcomes	Applicant response
	dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or **AO8.2** The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	**Complies AO8.1** The premises will be provided with the appropriate connection to Ergon's supply network. The electrical network will connect to the Ergon kiosk transformer on site. Preliminary discussions with Ergon indicate that the solar farm can be connected to the existing grid network adjoining Captain Cook Highway. Details of the connections will be addressed in the subsequent operational works application.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	**AO9.1** Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. **AO9.2** Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	**Not applicable** No padmount infrastructure is required.
Telecommunication		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	**AO10** The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	**Complies PO10** Development can be connected where appropriate.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	**AO11** Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Not applicable**
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	**AO12.1** The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	**Complies PO12** Killaloe Dump Road is an established rural access road. No additional road infrastructure is required. The new access point will be constructed in accordance with these outcomes.

Performance outcomes	Acceptable outcomes	Applicant response
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site. **AO12.3** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	**AO13** Development is designed to allow for efficient connection to existing infrastructure networks.	**Can comply** The development can be conditioned to comply. The proposed solar farm will be connected to the existing electricity supply via an on site Ergon kiosk transformer. Details of the connections will be addressed in the subsequent operational works application.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	**AO14.1** Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or **AO14.2** Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Can comply** The development can be conditioned to comply. The proposed solar farm will be connected to the existing electricity supply via an on site Ergon kiosk transformer. Details of the connections will be addressed in the subsequent operational works application.

Performance outcomes	Acceptable outcomes	Applicant response
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	**AO15** Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	**Can comply** The development can be conditioned to comply. Details of the connections will be addressed in the subsequent operational works application.
PO16 Existing infrastructure is not damaged by construction activities.	**AO16** Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	**Can comply** The development can be conditioned to comply. Details of the connections will be addressed in the subsequent operational works application.
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Can comply** The development can be conditioned to comply where required.

Performance outcomes	Acceptable outcomes	Applicant response
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**Not applicable**
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. **AO19.2** Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	**AO20** No acceptable outcomes are prescribed.	**Not applicable**

9.4.6 Landscaping code

9.4.6.1 Application

(1) (1) This code applies to assessing:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

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

9.4.6.2 Purpose

(1) (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;

(b) The natural environment of the region is enhanced;

(c) The visual quality, amenity and identity of the region is enhanced;

(d) Attractive streetscapes and public places are created through landscape design;

(e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;

(f) Landscaping is provided to enhance the tropical landscape character of development and the region;

(g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;

(h) Landscaping takes into account utility service protection;

(i) Weed species and invasive species are eliminated from development sites;

(j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code – assessable development

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
Landscape design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:	**AO1** Development provides landscaping: (a) in accordance with the minimum area, dimensions and other requirements of	**Complies PO1** Landscaping is provided via a raised vegetation buffer to all fenced boundaries of the proposed development area to visually screen structures from Captain Cook Highway and

Performance outcomes	Acceptable outcomes	Response
(a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.	applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.	adjoining properties. This approach will enhance the Shire's character as a tropical environment and improve the overall scenic amenity of the area. Landscaping has been strategically sited not to obstruct vehicular sightlines and road safety. Refer to the Visual Impact Assessment prepared by GGI Landscape Architects included in ***Appendix E.***
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	**AO2.1** No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping. **AO2.2**	**Complies PO2** A curated variety of native plant species has been selected to be functional and contribute to a sense of place within Douglas Shire. Extensive landscaping of the development site will enhance the overall scenic amenity of

Performance outcomes	Acceptable outcomes	Response
	Tropical urbanism is incorporated into building design. Note – 'Tropical urbanism' includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	the area. Refer to the Visual Impact Assessment included in ***Appendix E***. **Not applicable** No buildings are proposed.
PO3 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	**AO3.1** Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites. **AO3.2** Mature vegetation on the site that is removed or damaged during development is replaced with advanced species. **AO3.3** Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development. **AO3.4** Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	**Complies AO3.1** The land is generally cleared of vegetation, and the proposal will not result in the removal of any existing vegetation on site. **Not applicable** **Complies AO3.3** A curated variety of native plant species has been selected to be functional and contribute to a sense of place within Douglas Shire. Refer to the Visual Impact Assessment included in ***Appendix E***. **Not applicable**
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**AO4** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies AO4** Species are selected in accordance.
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	**AO5** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Alternative outcome** Given the nature of the use, the provided parking area would rarely be utilised and it would not be practical to include landscaping within the array boundaries. Therefore, it is not considered necessary to provide landscaping in parking areas.

Performance outcomes	Acceptable outcomes	Response
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	**AO6.1** A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping. **AO6.2** Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	**Complies PO6** Landscaping species are selected in accordance with Planning scheme policy SC6.7 –Landscaping and allow for efficient maintenance.
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	**AO7.1** Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. **AO7.2** Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	**Not applicable**
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	**AO8** Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	**AO noted** No weed and invasive species have been identified on site. Any species detected will be managed accordingly.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	**AO9** No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	**Complies PO9** Landscaping has been designed for the purposes of screening development and enhancing the scenic amenity along Captain Cook Highway. The proposed landscaping does not impact upon any aspect of safety.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	**AO10** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies AO10** Species are selected in accordance. Refer to the Visual Impact Assessment included in ***Appendix E***.

ATTACHMENT E

brazier motti

Visual Assessment Report

Proposed Solar Farm

LOT 4 ON RP893855, COOK HIGHWAY, KILLALOE

Revision	Date	Approved by
A	26/11/2024	RG
B	06/12/2024	RG
C	08/04/2026	RG
D	10/04/2026	RG

GGI Landscape Architects
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Contents

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ggi landscape
ARCHITECTS

A. Locality Plan

A product of
Queensland Globe

16°26'60"S 145°21'28"E

16°26'60"S 145°28'40"E

16°32'20"S 145°21'28"E

16°32'20"S 145°28'40"E

PROPOSED SOLAR FARM
LOCATION
AT LOT 4 ON RP893855
COOK HIGHWAY
KILLALOE

N

0 1 km

Scale: 1:40000

Printed at: A3

Print date: 26/11/2024

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 Resources

B. Key Plan

A product of Queensland Globe

Legend

- Land Parcel
- Captain Cook Highway
- Local Road
- Proposed Solar Farm approximate area within Lot 32, SP332240
- Proposed Vegetated Buffer extent
- Photo + Montage View Reference point

N

0 100 metres

Scale: 1:6000

Printed at: A3

Print date: 25/11/2024

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 Resources

C. Character Description

Picture 1 – Looking north, subject site on the right.

Picture 2 – Looking west, subject site on the right.

The subject site, Lot 4 on RP893855 on the Cook Highway, Killaloe, sits on a generally flat, straight stretch that is typical between Port Douglas and Mossman.

The streetscape is a high value Scenic drive passing by predominantly agricultural land, - cane farms, at road level or lower on flat topography. By contrast to the west and in the distant north are impressive Mountain ranges. The cane growth determines view corridors as it grows and is cut over the cycle of the year. At the time of investigation most cane had been harvested and views were open. It is noted that the impact of sugar cane growth on viewing corridors may change in the future should the region be used to grow different crops.

This investigation takes in the views from the Cook Highway approaching from both north and south, as well as the view from Killaloe Dump Road looking west.

ggi landscape
ARCHITECTS

D. Photo Montage Views

EXISTING VIEW APPROACHING FROM THE SOUTH

PHOTO MONTAGE VIEW 1 – ANTICIPATED VEGETATION ESTABLISHMENT
REFERENCE KEY PLAN - PAGE 13

DRIVE BY ANIMATION 1, CAPTAIN COOK HIGHWAY DRIVING NORTH

https://onedrive.live.com/?qt=allmyphotos&photosData=%2Fshare%2F1FFBA745FD12C196%21s9c91f9b41a504341b270312910c09a7b%3Fithint%3Dvideo%26e%3DmYVEZK%26migratedtospo%3Dtrue&cid=1FFBA745FD12C196&id=1FFBA745FD12C196%21s9c91f9b41a504341b270312910c09a7b&redeem=aHR0cHM6Ly8xZHJ2Lm1zL3YvVy8xZmZiYTc0NWZkMTJjMTk2L0IRQzAtWkdjVUJwQlE3SndNU2tRd0pwN0FkS2hVa1B2bVhJLXUwRzVtYW1SSW5JP2U9bVlWRVpL&v=photos

OR VIA BRAZIER MOTTI YOU TUBE LINK: https://youtu.be/4PnorzMkg3w

EXISTING VIEW APPROACHING FROM THE NORTH

PHOTO MONTAGE VIEW 2 – ANTICIPATED VEGETATION ESTABLISHMENT

REFERENCE KEY PLAN - PAGE 13

DRIVE BY ANIMATION 2, CAPTAIN COOK HIGHWAY DRIVING SOUTH

https://onedrive.live.com/?photosData=%2Fshare%2F1FFBA745FD12C196%21sbfe6190dd7584218996aa2a071963b91%3Fithint%3Dvideo%26e%3DfnDgX0%26migratedtospo%3Dtrue&cid=1FFBA745FD12C196&redeem=aHR0cHM6Ly8xZHJ2Lm1zL3YvYy8xZmZiYTc0NWZkMTJjMTk2L0lRQU5HZWFfV05jWVFwbHFvcUJ4bGp1UkFhWFJfRkdHbkJyQ2VaSGw4c0NsVnpRP2U9Zm5EZ1gw&view=8

OR VIA BRAZIER MOTTI YOU TUBE LINK: https://youtu.be/MlRIQC3f8N8

EXISTING VIEW LOOKING EAST ON KILLALOE DUMP ROAD

PHOTO MONTAGE VIEW 3 – ANTICIPATED VEGETATION ESTABLISHMENT
REFERENCE KEY PLAN - PAGE 13

DRIVE BY ANIMATION 3, KILLALOE DUMP ROAD DRIVING EAST

https://onedrive.live.com/?photosData=%2Fshare%2F1FFBA745FD12C196%21s522a81658e0446c4965a3a9bf117d1ff%3Fithint%3Dvideo%26e%3DqeVyWY%26migratedtospo%3Dtrue&cid=1FFBA745FD12C196&redeem=aHR0cHM6Ly8xZHJ2Lm1zL3YvYy8xZmZiYTc0NWZkMTJjMTk2L0lRQmxnU3BTQkk3RVJwWmFPcHZ4RjlIX0FRZHRwR3R3cEdUUE5CWmJ6aTBTVUxJP2U9cWVWeVdZ&view=8

OR VIA BRAZIER MOTTI YOU TUBE LINK: https://youtu.be/af0m1jOPN6k

E. Landscape Buffer Proposal

PROPOSED BUFFER PLANT SPECIES

Botanical Species	Common Name	Mature Height
Acmena smithii	**Lillipilli**	2-6m
Allocasuarina littoralis	**Black She Oak**	3-8m
Attractocarpus fitzalanii	**Brown Gardenia**	5-8m
Backhousia citriodora	**Lemon Scented Myrtle**	3-8m
Cleistanthus hylandii	**Bernie's Clystanthus**	2-4m
Gardenia psilioides	**Gardenia Glennie River**	1m
Gardenia scabrella	**Star Flower**	2-3m
Leea indica	**Bandicoot Berry**	3-5m
Lomandra hystrix	**Mat Rush**	1m
Maniltoa lenticellata	**Cascading Bean**	8-10m
Phyllanthus cuscutiflorus	**Pink Phyllanthus**	3-4m
Syzygium australe	**Lillipilli**	3-5m
Xanthostemon chrysanthus	**Golden Penda**	6-10m
Xanthostemon verticillatus	**Little Penda**	2-4m

Species have been selected to be suitable and in character with the Douglas Shire, Port Douglas and Coastal Communities, Landscape Zone. The species list all exhibit resilient growth and dense foliage form.
A mix of species and heights is desirable to avoid single species failure,and improve visual coherence with the landscape character.
The vegetated buffer, would require a minimum width of 5-6m to allow a 2-3 row, layered & staggered planting to further enhance the density and screening. The proposed buffer would be mounded and irrigated, with soil thoroughly prepared. A mixture of different plants with a variety of foliage shapes, sizes and natural colours has been considered.


Acmena smithii


Allocasuarina littoralis


Attractocarpus fitzalanni


Backhousia citriodora


Cleistanthus hylandii


Gardenia psilioides

Gardenia scabrella


Leea indica


Lomandra hystrix


Maniltoa lenticellata


Phyllanthus cuscutiflorus


Syzygium australe


Xanthostemon chrysanthus


Xanthostemon verticillatus

ggi landscape ARCHITECTS	CAIRNS + GOLD COAST PO BOX 322 EDGE HILL Q 4870 07 4032 2131 cairns@ggiarchitects.com www.ggiarchitects.com	CLIENT **J & V NOLI PTY LTD**	PROJECT **PROPOSED SOLAR FARM** **VEGETATED BUFFER**	LOCATION **LOT 4 ON RP893855,** **COOK HIGHWAY,** **KILLALOE** **DOUGLAS SHIRE**	DRAWN RG APPROVED RG SCALE N/A @ A3 DATE APRIL 2026 SHEET No. LPS_1 REV. A JOB No. L2415

ggi landscape ARCHITECTS

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www.ggiarchitects.com

CLIENT
J & V NOLI PTY LTD

PROJECT
PROPOSED SOLAR FARM VEGETATED BUFFER LAYOUT PLAN

LOCATION
LOT 4 ON RP893855, COOK HIGHWAY, KILLALOE DOUGLAS SHIRE

DRAWN	RG		
APPROVED	RG		
SCALE	1: 2500 @ A3		
DATE	**APRIL 2026**		
SHEET No.	**LPS_2**	REV.	-
JOB No.	**L2415**		

F. Impact on View Corridors

The viewing points and the rendered images above demonstrate that the proposed solar farm development on the site will be heavily screened by the proposed deep vegetation buffer proposed along the Cook Highway frontage, as well as the Killaloe Dump Road. Views into the solar farm should be screened out by 3 years with proposed layered & staggered planting on mounded earth. The proposed vegetation buffer itself creates a low profile that will not deter from the natural lay of the land or impact views of the mountains.

The proposed development suggests a maximum height of solar infrastructure of 4m, and these will be entirely screened by the proposed landscape buffer.

Note that the growth and effectiveness of landscape screening is dependent on numerous factors other than the length of time. These factors include soil type and preparation, plant species, early replacement of any failed plants, irrigation schedule, weather conditions, and establishment/ maintenance plan including mulching and fertilisation. The graphics in this report have assumed a reasonable quality of workmanship and ongoing maintenance is employed in the establishment of the landscape.

ATTACHMENT F

brazier motti

SITE DRAWING SCHEDULE		
No. IN SET	DRAWING NAME	DRAWING ID
1 / 5	TRANSMITTAL DRAWING	ALKIRA_SOLAR_&_BESS_G-0.0_DD-C
2 / 5	SITE LAYOUT PLAN	ALKIRA_SOLAR_&_BESS_G-1.0_DD-E
3 / 5	SECTIONS & DETAILS	ALKIRA_SOLAR_&_BESS_G-2.1_DD-A
4 / 5	AC SINGLE LINE DIAGRAM	ALKIRA_SOLAR_&_BESS_E-1.0_DD-B
5 / 5	DC SINGLE LINE DIAGRAM	ALKIRA_SOLAR_&_BESS_E-5.0_DD-A

ELECTRICAL MERCHANDISING

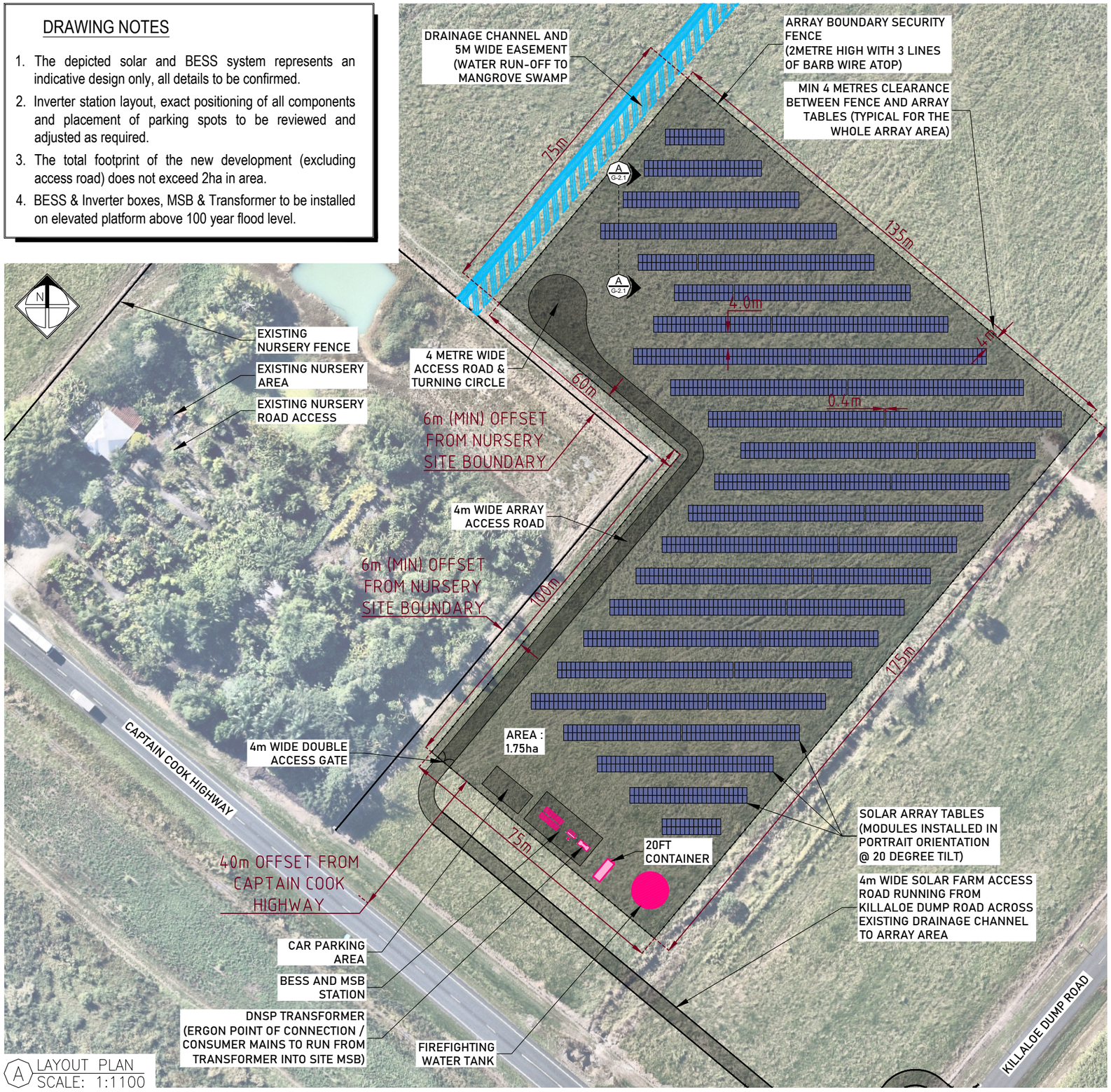
REVISION HISTORY

ISSUE	REV	REVISION ITEMS	DATE	D.B.
DD	A	INITIAL ISSUE FOR REVIEW AND COMMENT	23/12/2025	ISC
DD	B	DRAWING REVISIONS UPDATED	22/01/2026	ISC
DD	C	DRAWING REVISIONS UPDATED	05/02/2026	ISC

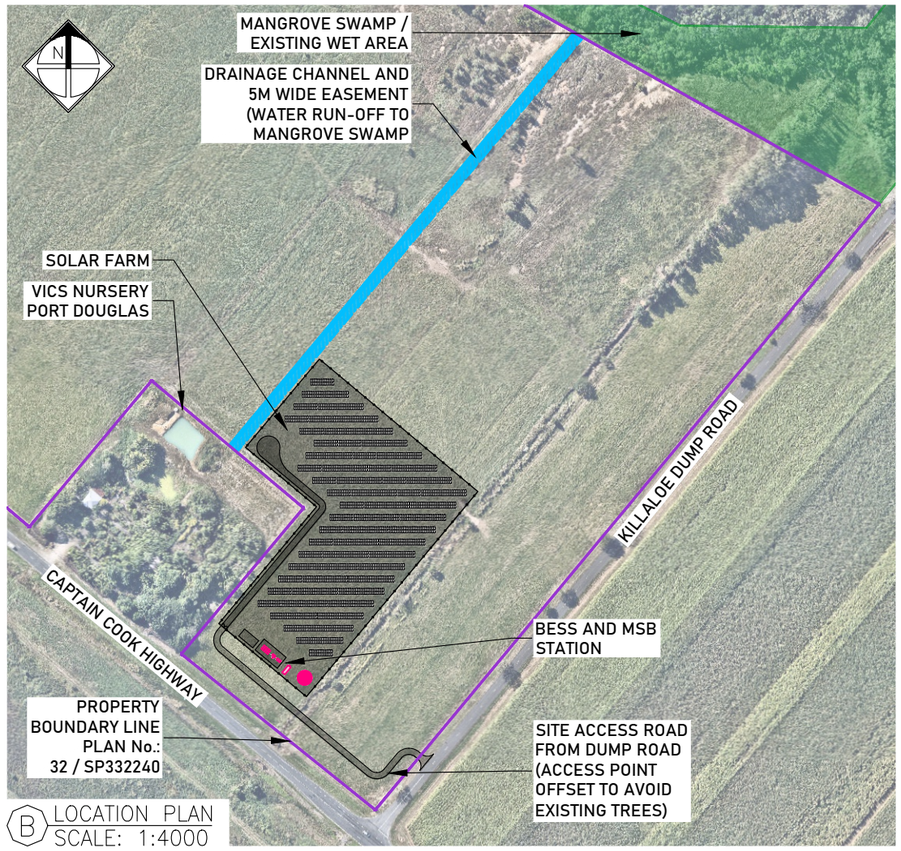
SOLAR DC CAPACITY: 1472.64 kW	SOLAR AC CAPACITY: 999.00 kW	BESS CAPACITY: 2236kWh	DRAWING SCALE: NTS	DRAWN BY: ISC	PROJECT ID: ALKIRA SOLAR FARM & BESS INSTALLATION / SHEET: 1 / 5
MODULE QTY & TYPE: 2496x JINKO JKM590N-72HL4-BDV 590W			SHEET SIZE: A3	AUTHORISED BY: AT	PROJECT ADDRESS: 6730 CAPTAIN COOK HIGHWAY, KILLALOE, QLD 4873
INVERTER QTY & TYPE: 8x DELTA AiO BOX TYPE C 125kW / 279.5kWh (SOFTWARE LIMITED)			DRAWING ISSUE: DETAILED DESIGN		DRAWING TITLE: TRANSMITTAL DRAWING
BATTERY ENERGY STORAGE SYSTEM: INTEGRATED WITH DELTA AiO BOX			ISSUE DATE: 05/02/2026		DRAWING ID: ALKIRA_SOLAR_&_BESS_G-0.0_DR / DRAWING REVISION: C

DRAWING NOTES

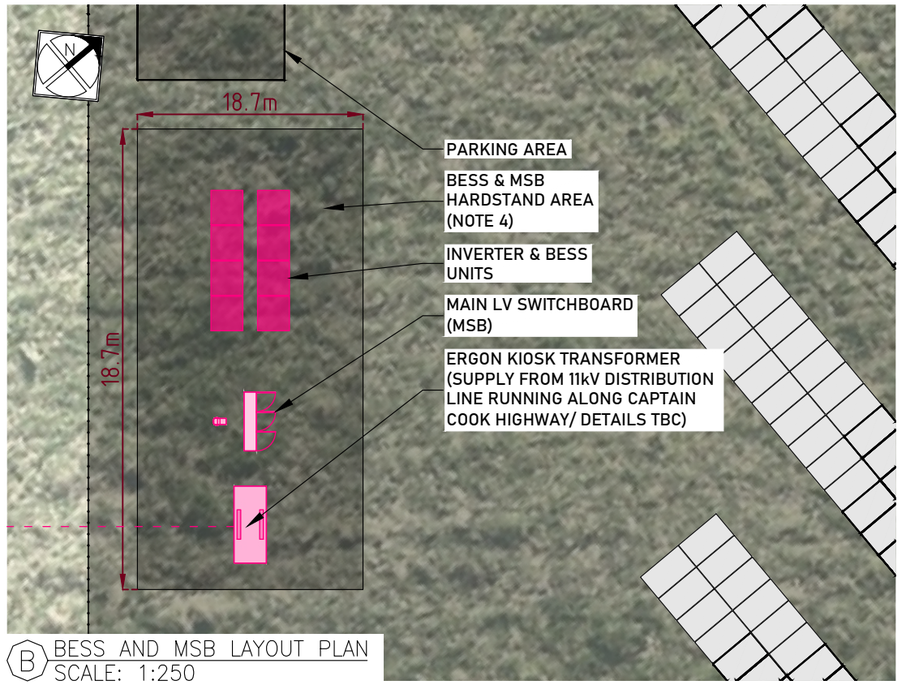
1. The depicted solar and BESS system represents an indicative design only, all details to be confirmed.
2. Inverter station layout, exact positioning of all components and placement of parking spots to be reviewed and adjusted as required.
3. The total footprint of the new development (excluding access road) does not exceed 2ha in area.
4. BESS & Inverter boxes, MSB & Transformer to be installed on elevated platform above 100 year flood level.



A LAYOUT PLAN
SCALE: 1:1100



B LOCATION PLAN
SCALE: 1:4000



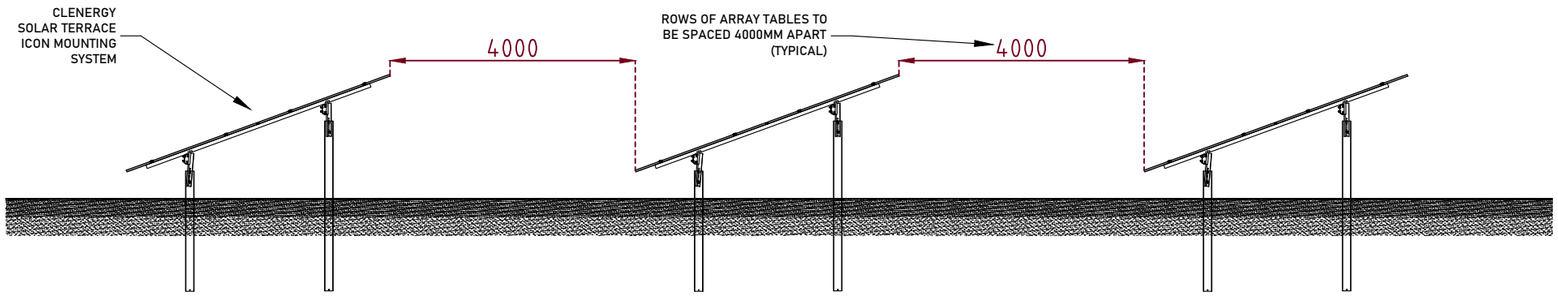
B BESS AND MSB LAYOUT PLAN
SCALE: 1:250

ELECTRICAL MERCHANDISING

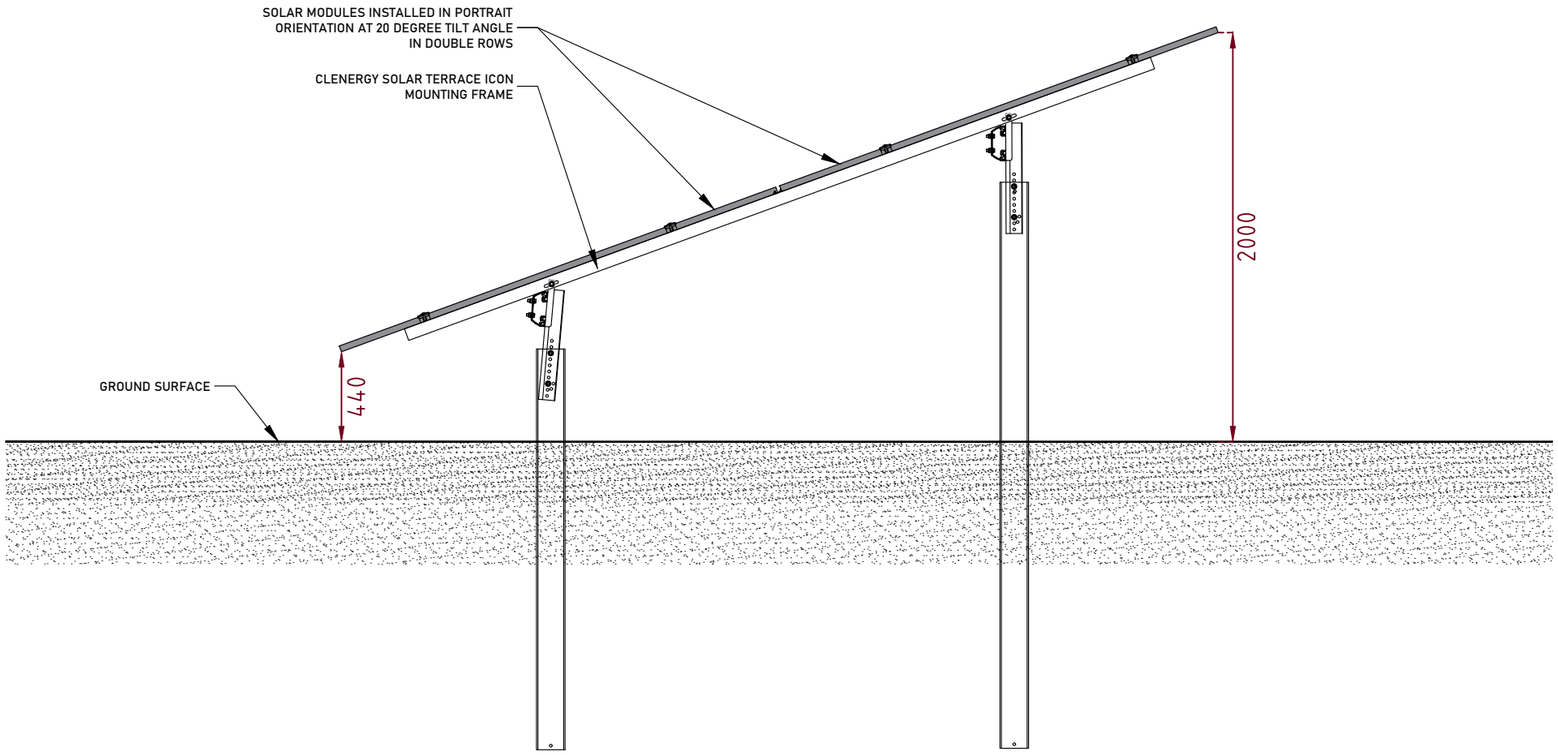
REVISION HISTORY

ISSUE	REV	REVISION ITEMS	DATE	D.B.
DD	A	DRAFT DESIGN ISSUE FOR SITE SURVEY ONLY	15/12/2025	ISC
DD	B	DIMENSIONS & ANNOTATIONS ADDED	15/12/2025	ISC
DD	C	SYSTEM LAYOUT UPDATED	23/12/2025	ISC
DD	D	SYSTEM LAYOUT UPDATED	22/01/2026	ISC
DD	E	SYSTEM LAYOUT UPDATED	05/02/2026	ISC

SOLAR DC CAPACITY: 1472.64 kW	SOLAR AC CAPACITY: 999.00 kW	BESS CAPACITY: 2236kWh	DRAWING SCALE: NTS	DRAWN BY: ISC	PROJECT ID: ALKIRA SOLAR FARM & BESS INSTALLATION	SHEET: 2 / 5
MODULE QTY & TYPE: 2496x JINKO JKM590N-72HL4-BDV 590W			SHEET SIZE: A3	AUTHORISED BY: AT	PROJECT ADDRESS: 6730 CAPTAIN COOK HIGHWAY, KILLALOE, QLD 4873	
INVERTER QTY & TYPE: 8x DELTA AiO BOX TYPE C 125kW / 279.5kWh (SOFTWARE LIMITED)			DRAWING ISSUE: DETAILED DESIGN		DRAWING TITLE: SITE LAYOUT PLAN	
BATTERY ENERGY STORAGE SYSTEM: INTEGRATED WITH DELTA AiO BOX			ISSUE DATE: 05/02/2026		DRAWING ID: ALKIRA_SOLAR_&_BESS_G-1.0_DD	DRAWING REVISION: E



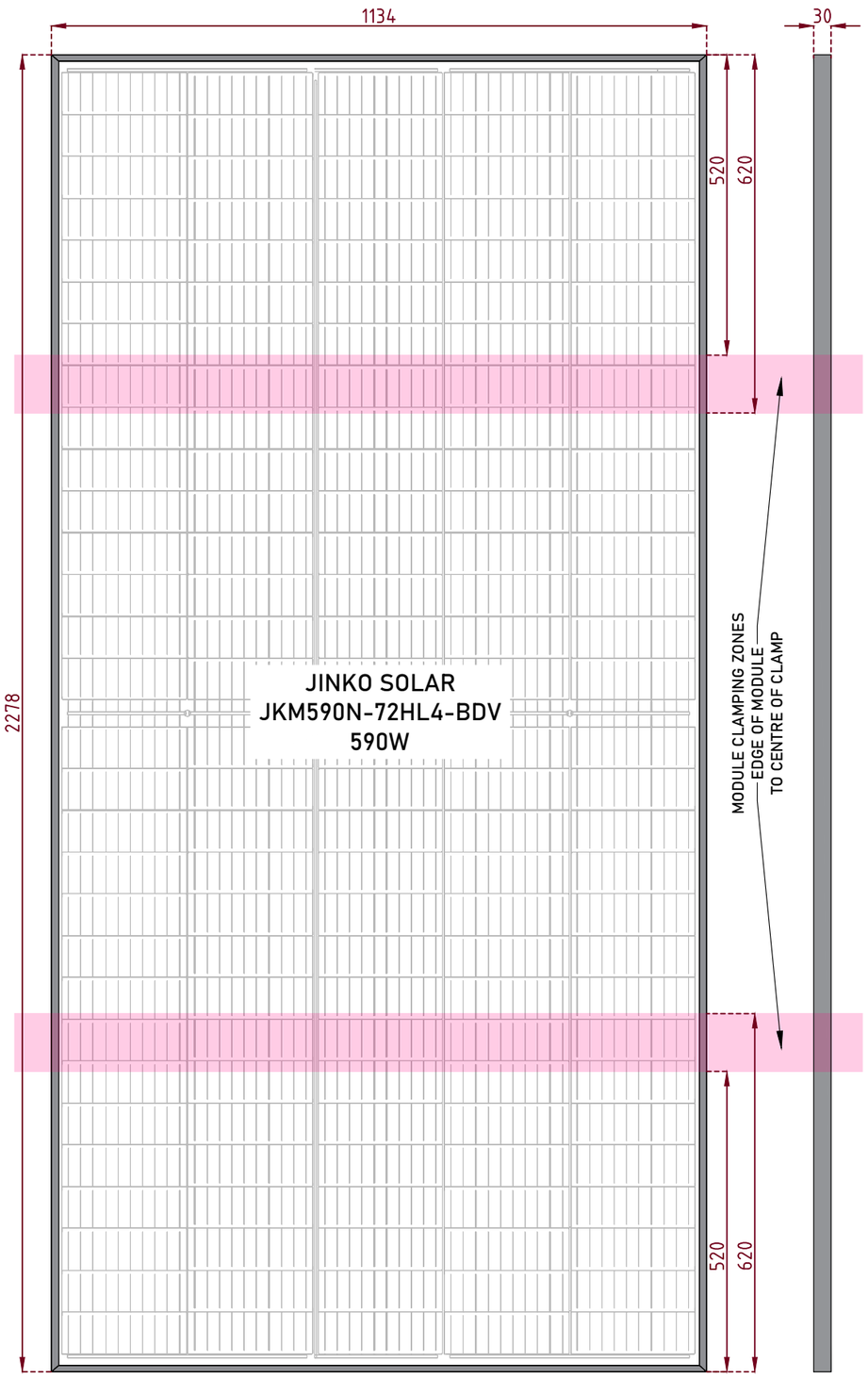
A SOLAR ARRAY FIELD SIDE ELEVATION VIEW
SCALE 1:100



B SOLAR ARRAY TABLE SIDE ELEVATION
SCALE 1:30

DRAWING NOTES

1. All dimensions are in millimetres unless otherwise shown.
2. Section detail views are for illustration purpose only. Exact details may vary.
3. Indicated clamping zones are in accordance with the information provided by the module manufacturer's installation manual.
4. Freeboard of solar modules above surface to be confirmed and adjusted as required based on applicable flood levels.
5. Installation method and embedment depth of array posts to be confirmed based on geotechnical investigation.



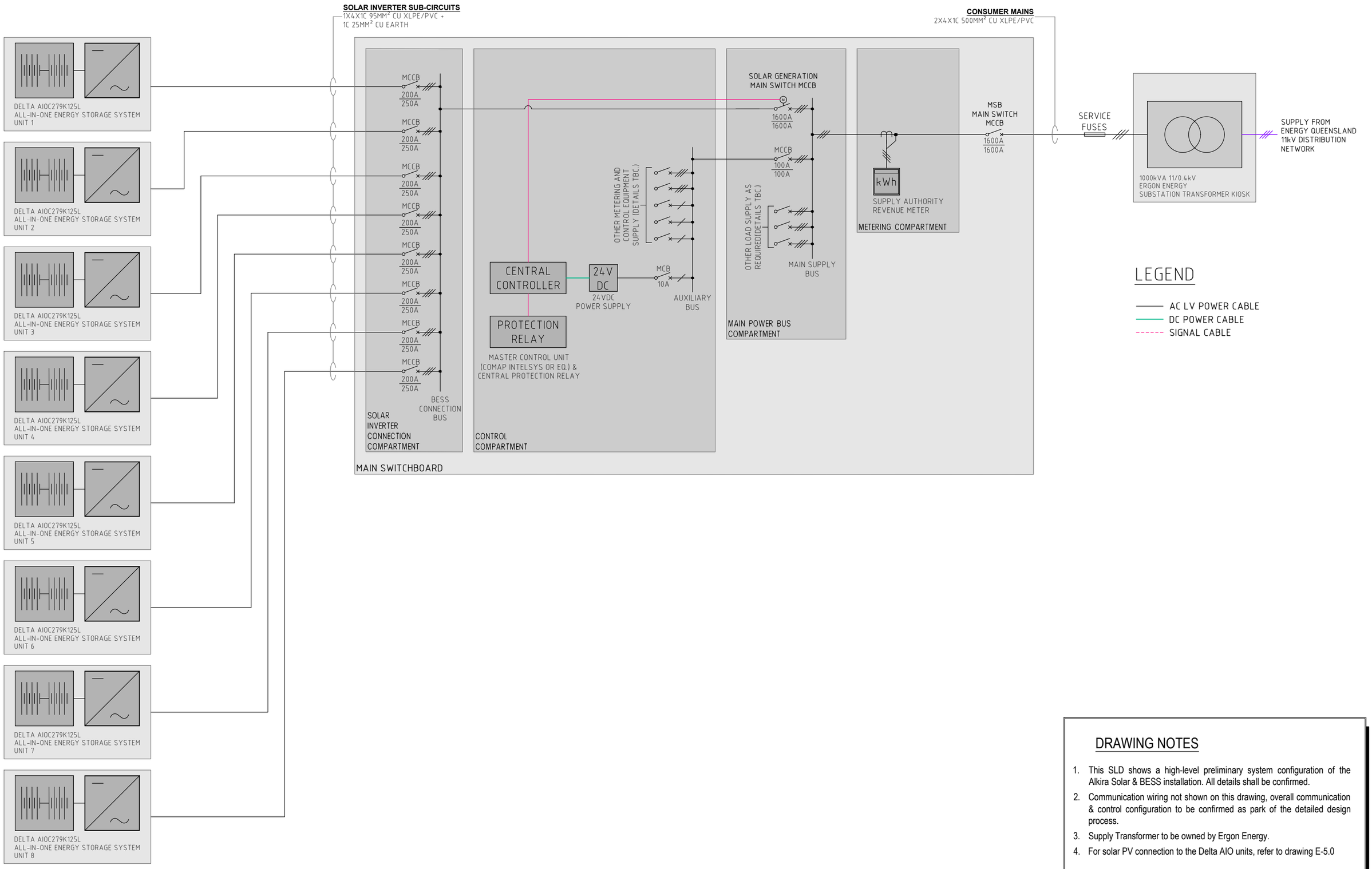
C MODULE FRONT AND SIDE VIEW DETAIL
SCALE 1:10

ELECTRICAL MERCHANDISING

REVISION HISTORY

ISSUE	REV	REVISION ITEMS	DATE	D.B.
DD	A	INITIAL ISSUE FOR REVIEW & COMMENT	23/12/2025	ISC

SOLAR DC CAPACITY: 1472.64 kW	SOLAR AC CAPACITY: 999.00 kW	BESS CAPACITY: 2236kWh	DRAWING SCALE: NTS	DRAWN BY: ISC	PROJECT ID: ALKIRA SOLAR FARM & BESS INSTALLATION / SHEET: 3 / 5
MODULE QTY & TYPE: 2496x JINKO JKM590N-72HL4-BDV 590W			SHEET SIZE: A3	AUTHORISED BY: AT	PROJECT ADDRESS: 6730 CAPTAIN COOK HIGHWAY, KILLALOE, QLD 4873
INVERTER QTY & TYPE: 8x DELTA AiO BOX TYPE C 125kW / 279.5kWh (SOFTWARE LIMITED)			DRAWING ISSUE: DETAILED DESIGN		DRAWING TITLE: SECTIONS & DETAILS
BATTERY ENERGY STORAGE SYSTEM: INTEGRATED WITH DELTA AiO BOX			ISSUE DATE: 23/12/2025		DRAWING ID: ALKIRA_SOLAR_&_BESS_G-2.1_DD / DRAWING REVISION: A



DRAWING NOTES

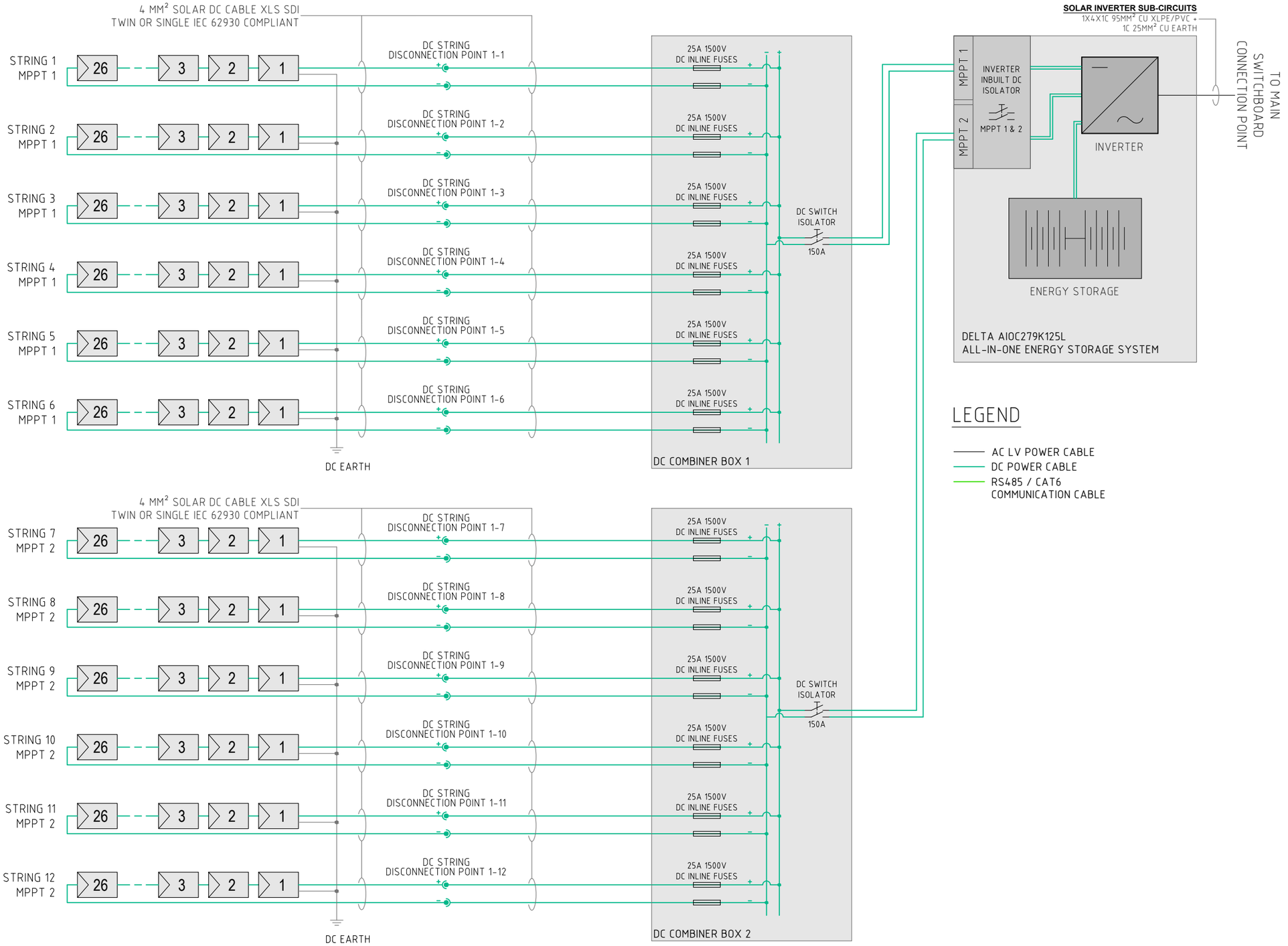
1. This SLD shows a high-level preliminary system configuration of the Alkira Solar & BESS installation. All details shall be confirmed.
2. Communication wiring not shown on this drawing, overall communication & control configuration to be confirmed as park of the detailed design process.
3. Supply Transformer to be owned by Ergon Energy.
4. For solar PV connection to the Delta AIO units, refer to drawing E-5.0

ELECTRICAL MERCHANDISING

REVISION HISTORY

ISSUE	REV	REVISION ITEMS	DATE	D.B.
DD	A	INITIAL ISSUE FOR REVIEW & COMMENT	23/12/2025	ISC
DD	B	SUPPLY CONFIGURATION UPDATED	22/01/2026	ISC

SOLAR DC CAPACITY: 1472.64 kW	SOLAR AC CAPACITY: 999.00 kW	BESS CAPACITY: 2236kWh	DRAWING SCALE: NTS	DRAWN BY: ISC	PROJECT ID: ALKIRA SOLAR FARM & BESS INSTALLATION / SHEET: 4 / 5
MODULE QTY & TYPE: 2496x JINKO JKM590N-72HL4-BDV 590W			SHEET SIZE: A3	AUTHORISED BY: AT	PROJECT ADDRESS: 6730 CAPTAIN COOK HIGHWAY, KILLALOE, QLD 4873
INVERTER QTY & TYPE: 8x DELTA AiO BOX TYPE C 125kW / 279.5kWh (SOFTWARE LIMITED)			DRAWING ISSUE: DETAILED DESIGN		DRAWING TITLE: AC SINGLE LINE DIAGRAM
BATTERY ENERGY STORAGE SYSTEM: INTEGRATED WITH DELTA AiO BOX			ISSUE DATE: 22/01/2026		DRAWING ID: ALKIRA_SOLAR_&_BESS_E-1.0_DD / DRAWING REVISION: B



DRAWING NOTES

1. THE DC array configuration shown on this schematic is applicable to all 8 AIO energy storage Units.
2. DC earth cable size and configuration to be confirmed.
3. It is assumed that no lightning protection system will be installed for this system.

LEGEND

- AC LV POWER CABLE
- DC POWER CABLE
- RS485 / CAT6 COMMUNICATION CABLE

TYPICAL INVERTER CONFIGURATION

312 X JINKO TIGER NEO JKM-590N-72HL4M-BDV 590W
184.08KW DC / 125.00KW AC

STRING CONFIGURATION TYPE #	1
STRING ARRANGEMENT	1 Single String
# OF MODULES PER STRING	26
# OF PARALLELED STRINGS	/
MODULE ID	JINKO
MODULE PRODUCT CODE	JKM590N-72HL4-BDV
RATED MODULE CAPACITY (W)	590.00
MODULE VOC (V)	52.93
MODULE ISC (A)	15.37
MODULE IMPP (A)	14.64
ARRAY VOC (V)	1376.18
ARRAY ISC / MPPT (A)	92.22
ARRAY RATED ISC / MPPT (ARRAY ISC * 1.25) (A)	115.28
ARRAY IMPP / MPPT (A)	87.84
MAXIMUM ARRAY VOLTAGE (V) @ + 1.7 DEGREE MIN. TEMP.	1431.56

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SOLAR DC CAPACITY: 1472.64 kW	SOLAR AC CAPACITY: 999.00 kW	BESS CAPACITY: 2236kWh	DRAWING SCALE: NTS	DRAWN BY: ISC	PROJECT ID: ALKIRA SOLAR FARM & BESS INSTALLATION / SHEET: 5 / 5
MODULE QTY & TYPE: 2496x JINKO JKM590N-72HL4-BDV 590W			SHEET SIZE: A3	AUTHORISED BY: AT	PROJECT ADDRESS: 6730 CAPTAIN COOK HIGHWAY, KILLALOE, QLD 4873
INVERTER QTY & TYPE: 8x DELTA AiO BOX TYPE C 125kW / 279.5kWh (SOFTWARE LIMITED)			DRAWING ISSUE: DETAILED DESIGN		DRAWING TITLE: DC SINGLE LINE DIAGRAM
BATTERY ENERGY STORAGE SYSTEM: INTEGRATED WITH DELTA AiO BOX			ISSUE DATE: 23/12/2025		DRAWING ID: ALKIRA_SOLAR_&_BESS_E-5.0_DD / DRAWING REVISION: A