

5 May 2026

**Enquiries:** Kieren Nyko  
**Our Ref:** MCUI 2026\_5936/1 (1364385)  
**Your Ref:** 35437-006-01

Administration Office  
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J & V Noli Pty Ltd  
C/- Brazier Motti Pty Ltd  
PO Box 1185  
CAIRNS QLD 4870

**Email:** cairns@braziermotti.com.au

Dear Sir/Madam

**INFORMATION REQUEST**  
**(Given under Section 12 of the Development Assessment Rules)**

Council refers to your development application that was received on 13 April 2026.

**Applicant Details**

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**Name:** J & V Noli Pty Ltd  
**Postal Address:** C/- Brazier Motti Pty Ltd  
PO Box 1185  
CAIRNS QLD 4870  
**Email:** cairns@braziermotti.com.au

**Property Details**

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**Street Address:** 6868 Captain Cook Highway, Killaloe  
**Real Property Description:** Lot 32 on SP332240  
**Local Government Area:** Douglas Shire Council

**Application Details**

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**Application Number:** MCUI 2026\_5916/1  
**Approval Sought:** Development Permit  
**Nature of Development Proposed:** Material Change of Use (Impact)  
**Description of the Development Proposed:** Material Change of Use for Solar Farm (including ancillary device for storing and releasing energy)

## Additional Information Requested

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The following additional information is requested to complete an assessment of the application:

### Visual Impact Assessment

1. The applicant is requested to provide an updated Visual Impact Assessment (VIA) in order to demonstrate the visual impact of the proposed development on the surrounding area.

The Visual Impact Assessment must be prepared by a suitability qualified professional and include, as a minimum, the following:

- a. A plan or similar identifying the zone of theoretical visibility, showing places where the development is likely to be visible from;
- b. Identify the viewshed(s) of significant vantage points (including but not necessarily limited to views from scenic routes and lookouts, towns and public places, gateways and other sensitive receptors);
- c. Provide photographs and a photomontage of the proposed development from public viewing places, including sight line sections and views to background landscape features. The photomontage should include elevations/ architectural renders of the proposed solar farm and vegetation buffer at years 0, 3 and 5 from significant viewpoints;
- d. Details of proposed built form, materials and colours; and
- e. An assessment of likely impacts on views, view corridors, visible features and landscape values. Such assessment must include a detailed methodology outlining how the assessment was conducted and commentary and justification of any conclusions made in respect of the level of impact the proposed development will have.

*Advice Note: The proposed development is located in the Medium landscape value area and Scenic route buffer overlay of the Landscape Values overlay which includes both Acceptable and Performance Outcomes which prescribe that development is screened from the view of roads and other public places.*

*Council Officers acknowledge that the application proposes a mounded vegetation buffer which is intended to screen the proposed solar farm from all directions and projected to reach maturity within 3 years however the application material does not include any information detailing the height of the proposed mound/ bund.*

*Officers are seeking further information to verify that the proposed vegetation buffer will suitably screen the solar farm from significant viewpoints, including any nearby high sections of the Captain Cook Highway.*

## Detailed Landscaping Plan

2. The applicant is requested to provide a Detailed Landscaping Plan in accordance with the Landscaping Code and Planning Scheme Policy SC6.7 prepared by a suitably qualified and experienced Landscape Architect or Landscape Designer, demonstrating:
  - a. A typical planting plan and plant schedule which is generally in accordance with that shown on the concept landscape plan referenced; Proposed Solar Farm Vegetated Buffer Layout Plan, Job No. L2415, Sheet No. LPS\_2, prepared by GGI Landscape Architects;
  - b. A typical planting plan including the location, number and minimum size at time of planting; dimensions of planting beds and details of any bunds/ batters, visual barrier fences associated with the landscape design;
  - c. A planting schedule including endemic or native species suitable to the area, quantities and densities, planting sizes, dimensions of planting areas and canopy heights and spread at years 0, 3 and 5 from the time of planting;
  - d. Specifications for planting, including;
    - A description of the overall scope of the landscape works;
    - A schedule of drawings to be read in conjunction with the specification;
    - Details of standards and guidelines to be followed;
    - Description of site preparation measures including protection measures of existing vegetation, protective drainage and slope stabilisation measures, protection of existing site features, weed eradication, soil preparation and stockpiling and mulching; and
  - e. Details of maintenance monitoring, inspection and reporting.

## Fire Management Plan

3. The applicant is requested to provide a Fire Management Plan which outlines the measures and procedures to ensure the safety and preparedness of the proposed solar farm in the event of a fire.

*Advice Note: The Fire Management Plan must provide an appropriate solution to respond to a large scale lithium-ion battery and electrical fire.*

## Due Date

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The due date for providing the requested information is 6 August 2026 in accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

**Other**

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Please quote Council's application number: MCUI 2026\_5936/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Kieren Nyko on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. Vogel', written in a cursive style.

**For**  
**Leonard Vogel**  
**Manager Environment & Planning**