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# Memorandum

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| **Project:** | **Application No: CA 2026_5994 Wujal Wujal Solar Farm:**<br>Lot 9 RP903516, Cape Tribulation – Bloomfield Road, Degarra | **Date:** | 30/10/2026 |
| **Subject** | Further supporting information<br>Concept Landscape & Screening Plan, Wujal Wujal Solar Farm | | |
| **Contact:** | Rebecca Taranto<br>Planning and Compliance Officer<br>Douglas Shire Council | **From:** | Andrew Small<br>Environment Pacific Pty Ltd |
| **CC:** | Kabanka Pty Ltd: Att: Phil Keogan | | |

## Technical Memo: Draft Concept Landscape Plan, Wujal Wujal Solar Farm

### *1. Introduction*

Kabanka Pty Ltd has submitted a Development Application (DA) for the construction and operation of a 0.95MW solar farm to be constructed on a lease taken out on Lot 9 RP90356 on the western side of the Cape Tribulation – Bloomfield Road, Degarra, within Douglas Shire.

Under the Douglas Shire Planning Scheme (2018) the Cape Tribulation – Bloomfield Road is an Iconic Recreation Transport Route identified on Transport Network (Pedestrian and Cycle) Overlay Map Sheet - PCN-009.

As set out below, Council have requested further information on how the proposed solar development will be screened from view by users of the Cape Tribulation – Bloomfield Road.

### *2. Purpose*

This draft concept responds to item 3 of Council's Further Issues Letter of 16 October 2026, as agreed at the technical meeting with Council on 20 October 2026. It sets out how the solar farm will be screened from Cape Tribulation – Bloomfield Road, for comment by Council officers and the Outdoor Spaces team.

It should be read with the photomontages provided in response to Item 2 of Council's letter. The detailed landscape plan, planting schedule, specifications and maintenance requirements (Items 3b–e) are proposed to be provided as a condition of approval.

### *3. Key Landscaping and Screening Considerations*

A number of key precepts have been taken into account in preparing this Technical Memo.

In the first instance this Technical Memo is intended to guide and support the preparation of a detailed landscaping plan in accordance with conditions that would be imposed on the Development Permit. Other precepts adopted include:

- Acknowledgment of the contribution of endemic, uncommon and otherwise range restricted flora species to the biodiversity of the local region. Species to be adopted for the final landscaping and screening will have demonstrated provenance in the area and suitable for the purpose chosen.

- The Iconic Recreation Transport Route values are recognised with landscaping and screening objectives to be commensurate with the maintenance of these values, i.e., separating the near field viewshed of users of the Cape Tribulation – Bloomfield Road from the most visually obvious features of the Wujal Wujal Solar Farm.
- Operation of any solar farm requires particular attention to the maintenance of the efficiency of photovoltaic arrays with respect to vegetation shading.
- The Wujal Wujal Solar Farm is within a high-very high bushfire hazard risk location and has specific requirements around the maintenance of Asset Protection Zones (APZ) and separation distances for infrastructure with respect to vegetation.

## *4. Design Constraints*

Considering the basic precepts above, the proposed screening/landscaping is subject to compliance within the following constraints:

- **Bushfire**: consistent with the Bushfire Hazard Management Plan (Rev 3, 18 August 2026). Planting does not reduce the asset protection zone or required separations, and low-flammability species are used.
- **Species selection**: in line with the above, species chosen will be of local provenance (i.e., known to occur within the region), and will not include any exotic species.
- **Road safety:** sightlines at both accesses are kept clear, and mature planting stays outside driver visibility areas.
- **Drainage:** the roadside table drain and the existing under-road culvert are kept clear of planting and works, preserving their capacity and maintenance access.
- **Services**: tall trees are kept clear of the Ergon 22kV line and the road-crossing pole.
- **Water**: establishment watering will use a dedicated supply. The firefighting water reserve will not be used for irrigation.

## *5. Screening Objective*

The objective is to buffer the facility from Cape Tribulation – Bloomfield Road as much as possible, recognising the road's role as an Iconic Recreation Route and the site's location in the High landscape value area, and constraints on the solar farm operations.

The proposed solar farm site was operated as a previous resource extraction area (gravel) with a high degree of landform alteration which recreates a strong basis for screening. Additionally, the physical limitations on the height of the solar farm structures also limit visibility from the road.

- An existing embankment approximately 3m high separates the road from the former quarry floor, and the road sits below it.
- Along the central frontage, a high steep bank screens all but a small glimpse of the site, and dense existing trees screen the frontage east of the south gate.
- Views into the site are otherwise limited to the lower western frontage, the two accesses and, potentially, the roof of the control room (4.01m above ground).
- The solar panels are 1.8–2.0m high, and all buildings are single storey and finished in Colorbond Pale Eucalypt.
- Surrounding dwellings are screened from the site by intervening vegetation.

The concept builds on this by retaining the existing screening and concentrating new planting where views remain: the lower western frontage, the western approach and north gate, the far end of the frontage, and the south gate.

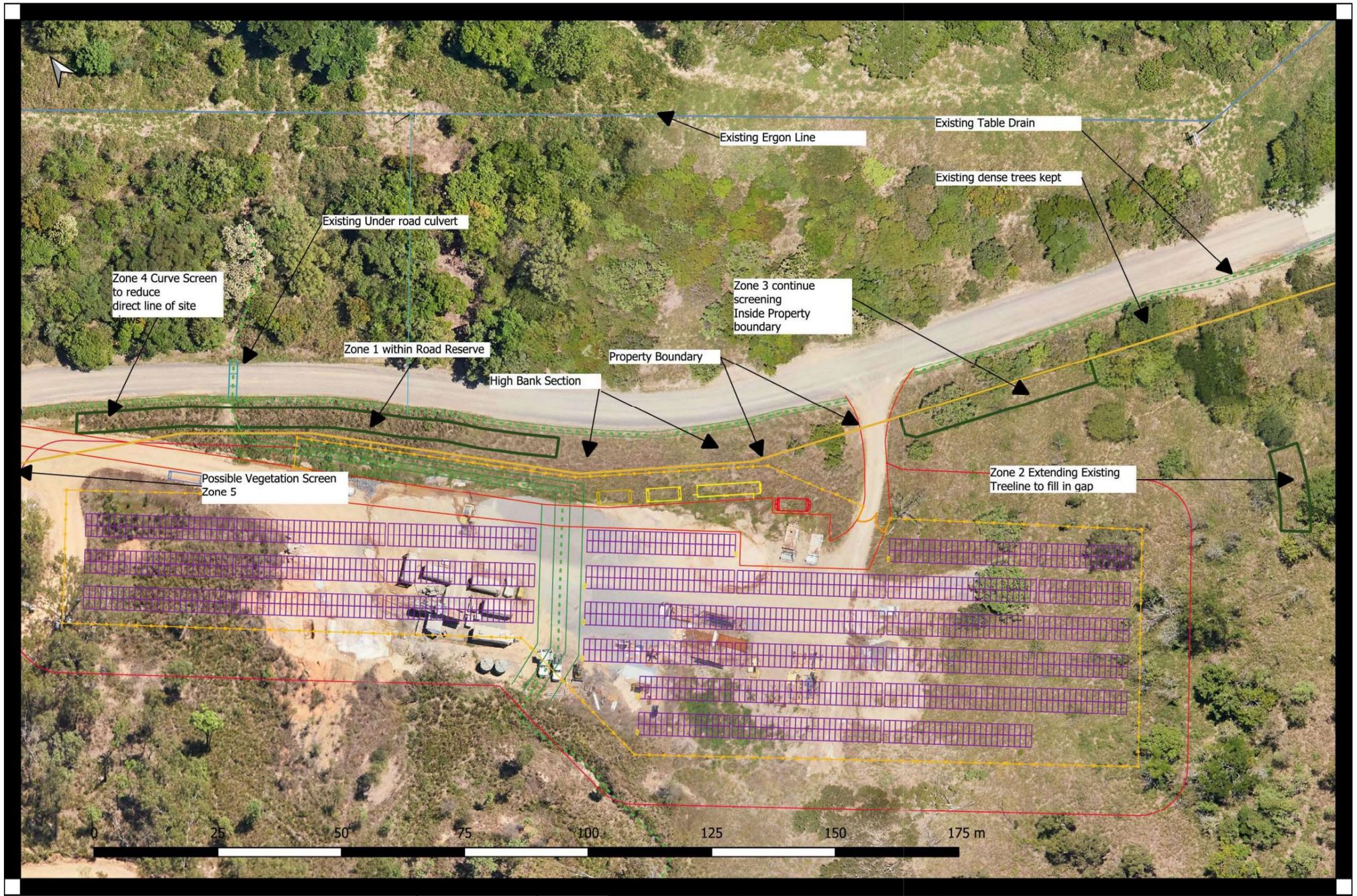
## 6. Screening Measures

The proposed measures are shown on the concept plan (Figure 1, drawing WJL-GIS-1009 rev 2) and summarised below, with draft species identified as suitable for each zone in Table 2.

*Table 1 Proposed Screening Basis*

| Zone | Screening measure | Location | Tenure |
|---|---|---|---|
| Z1 | Screening planting along the front of the lower (western) part of the site, where the bank is lowest, continuing into Zone 4. Existing roadside vegetation is retained. | Western frontage, approx. 100m | Road reserve, outside the table drain |
| – | High bank section: the existing steep bank already screens all but a small glimpse of the site. Retained as is; no planting needed. | Central frontage | Road reserve |
| Z2 | Extend the existing tree line to fill the gap at the far end of the frontage. | Eastern end of frontage | Lease |
| Z3 | Continue the screening planting inside the property boundary either side of the south gate, linking to the existing dense trees, which are retained. | Around the south gate | Lease |
| Z4 | Continuation of the Zone 1 screen, curving towards the north gate driveway to block the direct line of sight down the driveway into the site. | Western end of frontage, at the north gate | Road reserve |
| Z5 | Second line of vegetation screening inside the property boundary, behind Zone 1, along the western section of the site. | Western section, inside the property boundary | Lease |
| Gates | Screened gates at both accesses (solid panels or mesh with screening fabric), with planting either side to close the direct sightline into the site. | North and south gates | Lease |

**Figure 1 – Concept plan: landscape vegetation zones (drawing WJL-GIS-1009 rev 2, 21 October 2026)**




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|---|---|---|---|---|
| Document Version | Date of release | | Indicative Layout (General Arrangement) | WJL-GIS-1009_r2 |
| Proposed Landscape Zones | 21/10/2026 | | Landscape Vegetation Zones | SCALE:AS SHOWN |
| | | | | |

## 7. Species Selection

A draft species selection has been made by an experienced botanist familiar with the local area. Species have been chosen with respect to:

- Local provenance. All species noted occur within the Bloomfield/Degarra area and are characteristic of coastal areas.
- Species exhibit low potential flammability characteristics.
- Species are readily available in nurseries.
- Species height, growth, and leaf architecture have proven screening qualities.
- Reference to (where listed) Douglas Shire Council SC6.7.8 Plant species schedule.

### Table 2 Draft Species Selection

| Scientific Name | Common Name | Heights* | Comments and Zones |
|---|---|---|---|
| *Alpinia caerulea* | Blue ginger | 1–3m | Zones Z1 and Z3: low screening in sheltered or partly shaded pockets. |
| *Atractocarpus fitzalanii* | Yellow Mangosteen | 5-8m | Zone 2 and 3 screening |
| *Cleistanthus hylandii* | Bernie's Cleistanthus | 2-4m | Very suitable Zone 1, 4/5 |
| *Cupaniopsis anacardioides* | Tuckeroo | 10–15m | Zones Z2, Z4 and Z5: tree line extension and screens. Evergreen, full-sun tolerant. Kept clear of the Ergon 22kV line and its road crossing (not suited under powerlines). |
| *Dianella caerulea* | Flax Lily | 1m | Zones Z1 and Z3: low screening in sheltered or partly shaded pockets. |
| *Eugenia reinwardtiana* | Beach Cherry | 3m | Full sun on embankment (zone 1) |
| *Guettarda speciosa* | Zebra Wood | 3-5m | Zones Z2, Z4 and Z5: tree line extension and screens. |
| *Hibiscus tiliaceus* | Native Hibiscus | 3-4m | Exceptional screening ability. Any zone suitable. |
| *Lithomyrtus obtusa* | Pink Myrtle | 1--1½m | Zones Z1 and Z3: low screening on sunny sections of the frontage. |
| *Lomandra longifolia* | Mat Rush | 1m | Zones Z1 and Z3: low screening on sunny sections of the frontage. |
| *Melastoma affine* | Native Lasiandra | 1-1½m | Zones Z1 and Z3: low screening on sunny sections of the frontage. |
| *Melaleuca (syn. Callistemon) viminalis* | Red bottlebrush | 5--8m | Zones Z2, Z4 and Z5: tree line extension and screens. Evergreen, full-sun tolerant. Kept clear of the Ergon 22kV line and its road crossing (not suited under powerlines). |
| *Micromelum minutum* | Lime Berry | 3-5m | Dense screening, suitable for embankment, zone 1. |
| *Millettia pinnata* | Pongamia | 10-15m | Zones Z2, Z4 and Z5: tree line extension and screens. Evergreen, full-sun tolerant. Kept clear of the Ergon 22kV line and its road crossing (not suited under powerlines). |
| *Morinda citrifolia* | Cheese Fruit | 3-10m | Zones Z2, Z4 and Z5: treeline extension and screens. Evergreen, full-sun tolerant. Kept clear of the Ergon 22kV line and its road crossing (not suited under powerlines). |

| Scientific Name | Common Name | Heights* | Comments and Zones |
|---|---|---|---|
| *Phyllanthus cuscutiflorus* | Pink Phyllanthus | 3-4m | Exceptional screening ability. Any zone suitable. |
| *Xanthostemon verticillatus* | Bloomfield Penda | 3-5m | Small, dense screening local endemic. Suitable any zone. |
| *Xanthostemon chrysanthus* | Golden Penda | 6-10m | Zones Z2, Z4 and Z5: tree line extension and screens. Evergreen, full-sun tolerant. Kept clear of the Ergon 22kV line and its road crossing (not suited under powerlines). |

- Regarding heights. The mature height of the species listed is highly dependent on a number of site specific factors including soil type, aspect, spacing and planting regimes.

## 8. *Matters proposed to be conditioned*

The Project Proponent, Kabanka Pty Ltd, are proposing that the following be provided as conditions of a Development Permit approval, to be undertaken and approved before works start:

- A detailed landscape plan for the lease and road reserve, consistent with this concept and Planning Scheme Policy SC6.7.8.
- A planting schedule with species, quantities, densities, planting sizes, and expected heights at planting, 3 years and 5 years.
- Planting specifications, including site preparation, protection of existing vegetation, weed control and mulching.
- An establishment and maintenance program covering watering, weed and litter control, replacement of failed plants, and inspection and reporting.
- Gate screening details for both accesses.
- Council consent for works in the road reserve.
- Confirmation from the bushfire practitioner that the final species and arrangement are consistent with the Bushfire Hazard Management Plan.

## 9. *Photomontages of Cape Tribulation – Bloomfield Road*

Kabanka Pty Ltd have engaged Volt Advisory Group to prepare general photomontages of the proposed development and screening from the Cape Tribulation – Bloomfield Road. These are presented in the following attachment.

Should you require any further clarification, please do not hesitate to contact me as below

Regards



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# Attachment A

Photomontage – Cape Tribulation – Bloomfield Road Near Field Viewshed

# Wujal Wujal Solar Farm

## Photomontages from Cape Tribulation – Bloomfield Road

**Council reference:** CA2026 5994/1
Prepared by Volt Advisory Group for Kabanka Pty Ltd
Rev D | October 2026

Response to Council's Further Issues Letter (visual impact). Read with the Concept Landscape and Screening Plan (Environment Pacific).

Each view shows the existing road view, then the proposed view with the facility and vegetation screen. The proposed facility and screening are shown indicatively, with the screen at about 3 years' growth (around 1.5m high).

Photos were taken at standing eye height, above the eye height of a seated car driver (about 1.15m). V1 was taken in June 2026 and V2–V5 in late August / early September 2025; roadside vegetation has grown since. Both make the views conservative.

### Viewpoints

V1 Southbound, 35m north of the north gate
V2 Southbound, passing the north gate
V3 Facing south near the under-road culvert
V4 Directly opposite the site
V5 Southbound, approaching the south gate

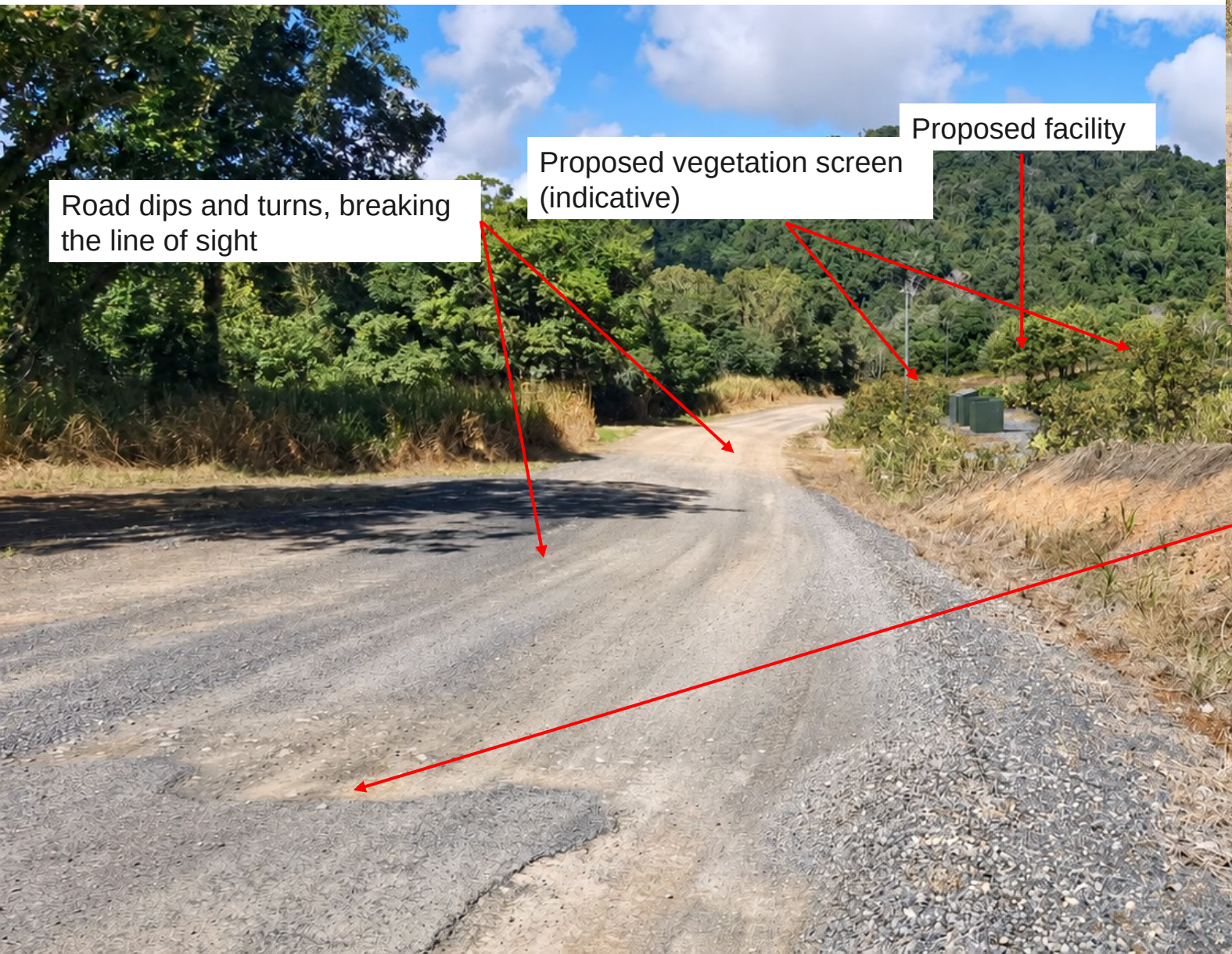
# V1 – Southbound, 35m north of the north gate

Existing view



# V1 – Southbound, 35m north of the north gate

Proposed view, with screening





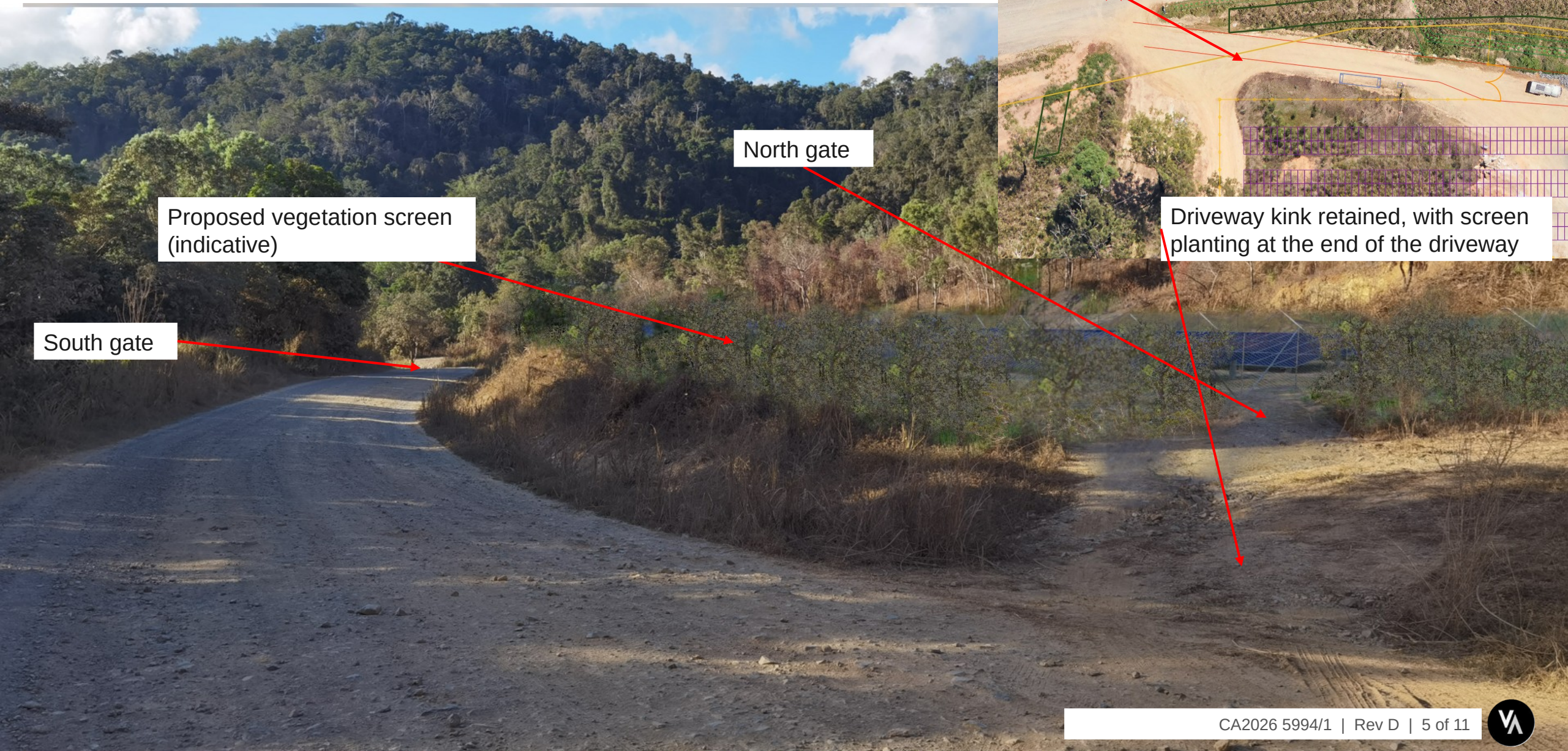

# V2 – Southbound, passing the north gate

Existing view



# V2 – Southbound, passing the north gate

Proposed view, with screening



# V3 – Facing south near the under-road culvert

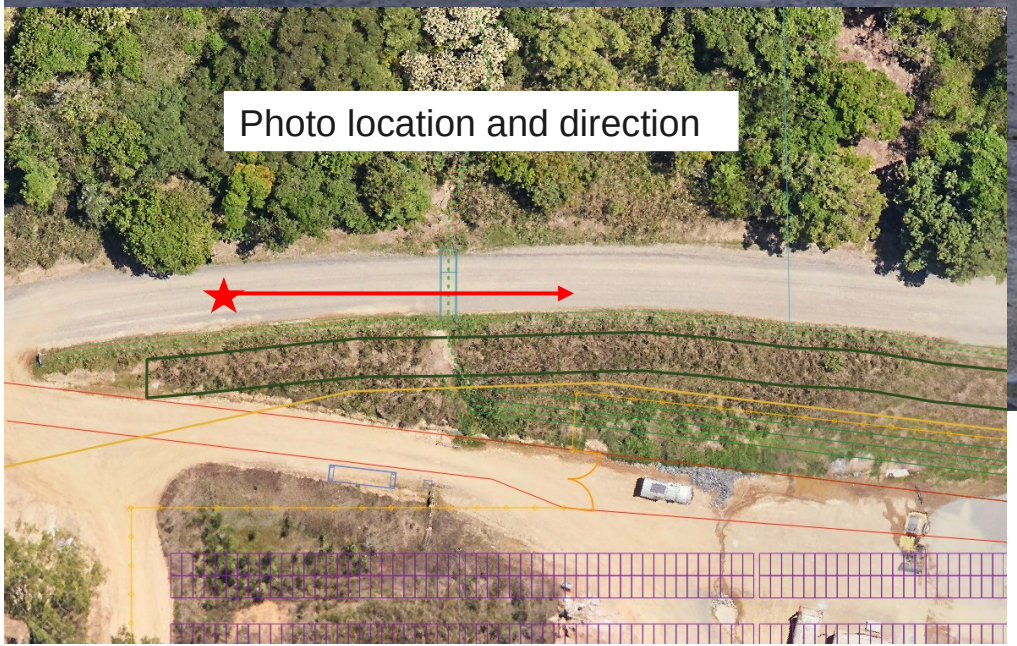
Existing view



Proposed facility

Drivers look to the outside of the bend; the high bank on the inside screens the site

Proposed vegetation screen (indicative)




# V3 – Facing south near the under-road culvert

Proposed view, with screening



# V4 – Directly opposite the site

Existing view

Proposed vegetation screen (indicative)




# V4 – Directly opposite the site

## Proposed view, with screening

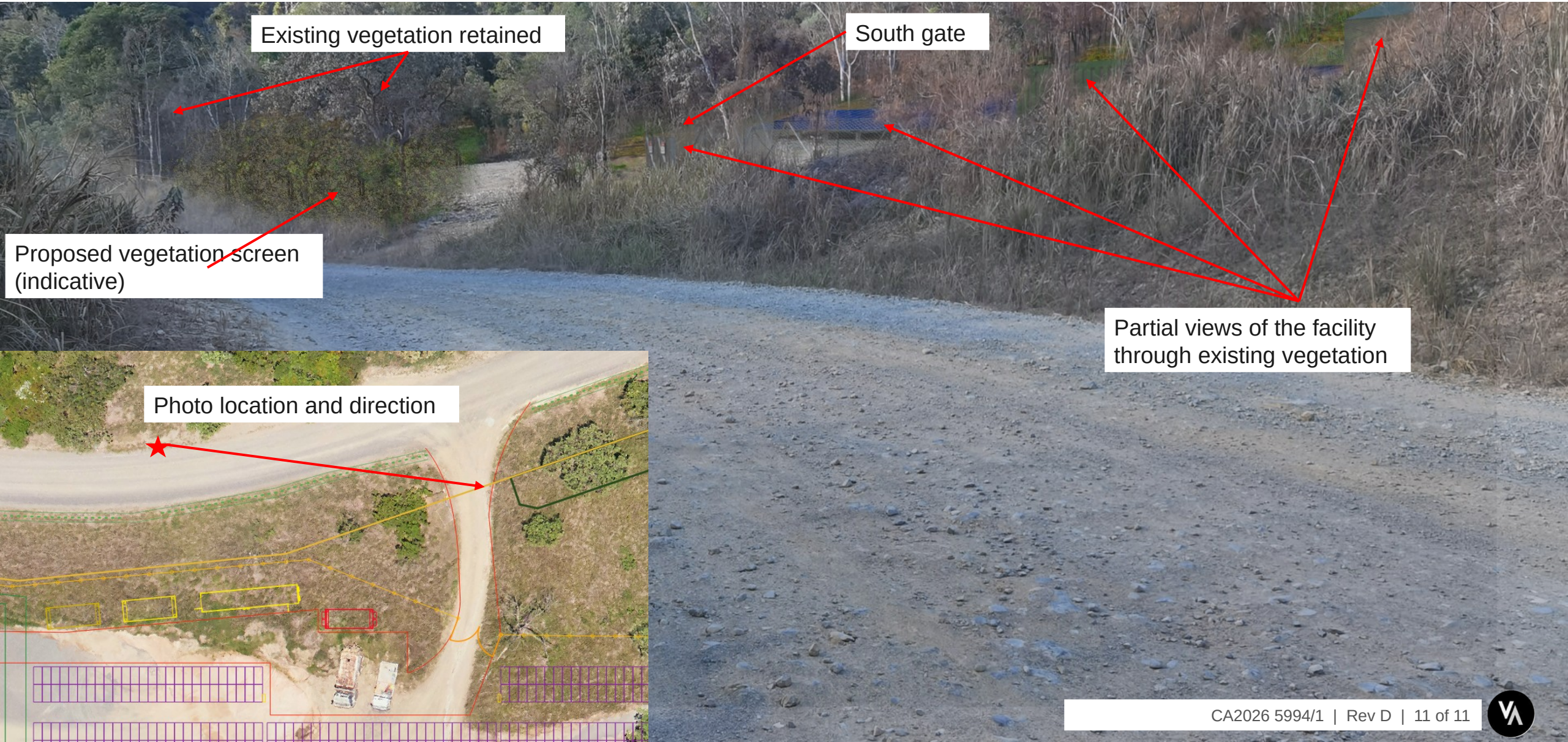
# V5 – Southbound, approaching the south gate

Existing view



# V5 – Southbound, approaching the south gate

Proposed view, with screening



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## Attachment B

Draft CGI Concept Layout

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