

## Appendix I

### Gladstone Regional Council Planning Scheme Code Assessment

Prepared for: Private Energy Partners Pty Ltd

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# 1. Gladstone Regional Council Planning Scheme 2017 – Code Assessment Tables

## 1.1 Rural Zone Code

An assessment of the proposed battery energy storage system against the relevant assessment benchmarks of the Rural Zone Code

is provided in Table 1. Table 1: Rural Zone Code Assessment Benchmark

Performance Outcomes	Acceptable Outcomes	Response
<b>Caretaker's Accommodation</b> Not Applicable – The proposed development does not involve the provision of caretaker's accommodation		
<b>Roadside Stall</b> Not Applicable - The proposed development does not involve the provision of roadside stall		
<b>Built Form (if involving building work)</b>		
PO3 Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	AO3.1 Building height for a dwelling house does not exceed 8.5m. Building height for Rural activities does not exceed 20m.	<b>Complies with AO3.1</b> The Project does not involve a dwelling house, or buildings associated with Rural activities. The control building (site office, operation and maintenance facility and staff amenities) nor the workshop shed will exceed 8.5 m in height. The substation (transformer) will be the highest structure on site and will not exceed 20 m.
	AO3.2 Buildings, other than a roadside stall, are setback a minimum of: 1. 10m from the front and side boundaries for allotments greater than 2ha, or	<b>Complies with AO3.2</b> The proposed development involves a Battery Energy Storage System (BESS) and a Substation. All allotments designated for buildings are greater than 2 ha in size. Therefore, ancillary uses/buildings such as the control building (site office, operation and



Performance Outcomes	Acceptable Outcomes	Response
	2. 5m from the front and side boundaries for allotments less than 2ha.	maintenance facility and staff amenities) have adopted a 10 m setback in compliance with A03.2(1).
<b>Residential Density</b>		
Not Applicable - The proposed development does not involve the provision of residential dwellings.		
<b>Amenity</b>		
<b>PO5</b> Accommodation and community activities do not encroach on existing or approved rural and extractive industry operations or uses that may result in an adverse impact on amenity, health or safety.	<b>AO5</b> Sensitive land uses are separated from: <ol style="list-style-type: none"><li>1. intensive animal industry uses by a minimum of 2km</li><li>2. animal keeping (if only catteries and kennels) by a minimum of 1km</li><li>3. waste disposal areas connected to an animal husbandry operation by a minimum of 500m</li><li>4. cropping on areas of agricultural land by a minimum of 300m</li><li>5. other agricultural activities (excluding cropping activities) by a minimum of 50m</li><li>6. other rural activities, not elsewhere mentioned, by a minimum of 100m</li><li>7. railway activities by a minimum of 100m</li><li>8. the Benaraby Motorsport Facility by a minimum of 1,000m</li><li>9. extractive industry operations as follows:</li></ol>	<b>Not applicable</b> The Proposed development does not involve the provision for accommodation or community activities, nor does it introduce new sensitive land uses.

Performance Outcomes	Acceptable Outcomes	Response								
	<p>Sensitive land uses are separated from:</p> <table><thead><tr><th>Operation</th><th>Separation distance</th></tr></thead><tbody><tr><td>Extraction or processing involving blasting or crushing</td><td>1000m</td></tr><tr><td>Extraction or processing not involving blasting or crushing.</td><td>200m</td></tr><tr><td>Transport route</td><td>100m</td></tr></tbody></table>	Operation	Separation distance	Extraction or processing involving blasting or crushing	1000m	Extraction or processing not involving blasting or crushing.	200m	Transport route	100m	
Operation	Separation distance									
Extraction or processing involving blasting or crushing	1000m									
Extraction or processing not involving blasting or crushing.	200m									
Transport route	100m									
<p>PO6</p> <p>Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO6.1</p> <p>Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting or current version.</p> <p>AO6.2</p> <p>Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements or current version.</p>	<p><b>Complies with AO6.1 and AO6.2</b></p> <p>All outdoor lighting will comply with AS4282 and AS 1158.1.1.</p> <p>Any outdoor lighting will be installed so as to provide appropriate visual conditions which are conducive to the safe and comfortable movement of vehicle traffic at night and contribute to the discouragement of illegal acts. The site and all surrounding land are zoned rural as such there is limited urban development in proximity to the site. Development lighting will not adversely impact on the amenity of surrounding land uses.</p>								
<p>PO7</p> <p>Development does not adversely impact on the amenity of the surrounding rural or residential land uses or rural landscape character.</p>	<p>AO7</p> <p>Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.</p>	<p><b>Complies with AO7</b></p> <p>The Project area is mostly surrounded by existing natural vegetation screening on the boundaries adjoining residential uses and public viewpoints (i.e. public roads).</p> <p>There will be minimal to non-impact on the amenity of the surrounding rural landscape character from public viewpoints, or from any residential properties. The</p>								



Performance Outcomes	Acceptable Outcomes	Response
		proposed development is situated behind extensive roadside vegetation which inhibits from most views across the landscape from publicly-accessible locations.
<b>Stock Routes</b>		
PO8 Development on or adjoining a stock route shown on overlay map Agricultural Land Classification Overlay does not compromise the use of the stock route by travelling stock.	AO8 Accommodation activities (excluding dwelling house on an existing allotment, Caretaker's accommodation and Rural workers' accommodation) and community activities are separated from a stock route by a minimum of 200m.	<b>Not applicable</b> The closest stock route to the Project area is 19 km to the west.
PO9 Development on or crossing a stock route does not impede the free movement of stock.	AO9 Development provides: 1. for grade separation of transport infrastructure and stock, or 2. alternate unimpeded and watered stock route access.	<b>Not applicable</b> The closest stock route to the Project area is 19 km to the west.
<b>For Assessable Development</b>		
<b>Land Use</b>		
PO10 Development: 1. is consistent with the rural character of the locality 2. supports the primary rural function of the zone; and 3. protects rural, natural and scenic values of the locality.	No acceptable outcome is nominated.	<b>Complies with PO10</b> The Project is compatible with the surrounding agricultural land uses. Class B Agricultural Land Classification is present within the Project site and the development footprint covers approximately 2.79 ha of these areas. The land surrounding the fenced BESS/Substation site will remain available for agricultural purposes, such as grazing.

Performance Outcomes	Acceptable Outcomes	Response
		<p>The Project does not create a division between areas of agricultural land and removes only a small portion along the edge of the mapped Class B area.</p> <p>There will be minimal to non-impact on the amenity of the surrounding rural landscape character from public viewpoints, or from any residential properties. The proposed development is situated behind extensive roadside vegetation which inhibits from most views across the landscape from publicly accessible locations.</p>
<p>PO11</p> <p>Tourism (including associated accommodation) and recreation-related uses are:</p> <ol style="list-style-type: none"> <li>1. small scale, and</li> <li>2. compatible with rural production, natural resources and landscape amenity.</li> </ol>	No acceptable outcome is nominated.	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the provision of a tourist activity.</p>
Design and Amenity		
<p>PO12</p> <p>Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.</p>	<p>AO12.1</p> <p>Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>, as amended.</p>	<p><b>Complies with AO12.1</b></p> <p>No indicators as provided in Schedule 1 – Air Quality Objectives of the <i>Environmental Protection (Air) Policy 2019</i> (EPP (Air)), will be generated during the construction, operation or decommissioning stages of the Project.</p> <p>Dust generated during construction will be managed in accordance with the measures outlined in the Preliminary Erosion and Sediment Control Plan (P-ESCP) provided at Appendix H of the Planning Report. Site-specific measures will be determined by ESCP's and / or CEMPs to be developed prior to the commencement of construction.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>AO12.2</p> <p>Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ol style="list-style-type: none"> <li>1. being wholly enclosed in storage bins, or</li> <li>2. a watering program so material cannot become airborne.</li> </ol>	<p><b>Complies with AO12.2</b></p> <p>The proposed development will involve the storage of materials on site during construction works. Whilst no contaminants as defined in EPP (Air) will be present, dust management measures will form part of ESCPs and / or CEMPs to manage any potential dust generation during the construction of the Project. No Project activities during the operational phase are anticipated to generate air contaminants.</p>
<p>PO13</p> <p>Development prevents or minimises the generation of noise so that:</p> <ol style="list-style-type: none"> <li>1. nuisance is not caused to adjoining premises or other nearby sensitive land uses, and</li> <li>2. desired ambient noise levels in residential areas are not exceeded.</li> </ol>	<p>AO13</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>	<p><b>Complies with AO13</b></p> <p>Most construction work, including trenching and deliveries, will be undertaken during standard construction hours: Monday to Saturday 6:30am to 6:30pm. Where necessary, low noise generating construction activities may be undertaken outside of standard construction hours.</p> <p>The operation of the BESS (fans) and substation (transformers) are the highest noise generating activities for the Project which may occur at any part of the day. The Noise Assessment (Appendix J of the Planning Report) undertaken for the Project concludes there will be no exceedances of noise level criteria at nearby sensitive receivers.</p>
<p>PO14</p> <p>Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ol style="list-style-type: none"> <li>1. the scale, siting and design of buildings and structures</li> <li>2. visibility from roads and other public view points, screening vegetation and landscaping</li> </ol>	<p>No acceptable outcome is nominated.</p>	<p>The location of the proposed BESS and substation are in an area well-removed from the public view and screened by existing natural screening vegetation. As such, there will be minimal to non-impact on the amenity of the surrounding rural landscape character from public viewpoints, or from any residential properties. The proposed development is situated behind extensive roadside vegetation which inhibits</p>

Performance Outcomes	Acceptable Outcomes	Response
3. the natural landform and avoidance of visual scarring, and 4. vibration, odour, dust, spray drift and other emissions.		<p>from most views across the landscape from publicly-accessible locations.</p> <p>At the end of the Project life following decommissioning and rehabilitation works, the final landform will not be inconsistent with the broader amenity of the locality and will also allow for the recommencement of agricultural land uses.</p>
PO15 All uses: 1. minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industrial uses 2. minimise nuisance caused by noise, vibration and dust emissions generated by the state-controlled road and rail network in the vicinity of the land.	No acceptable outcome is nominated.	<p><b>Complies with PO15</b></p> <p>The proposed development is not sensitive to noise, dust, odour or other nuisance from existing lawful uses. The closest state-controlled road is Bruce Highway which is approximately 3 km east of the Project site, and closest rail network further east of the state-controlled road. As such, no nuisance generated by either of these major transport networks are expected to the proposed development.</p>
PO16 Development ensures ecological values, habitat corridors and soil and water quality are protected, having regard to: 1. maximising the retention of vegetation and the protection of vegetation from the impacts of development 2. minimising the potential for erosion and minimisation of earthworks 3. maximising the retention and protection of natural drainage lines and hydrological regimes, and 4. avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	<p><b>Complies with PO16</b></p> <p>An Ecological Assessment Report (EAR) (Appendix F of the Planning Report) has been prepared and the recommendations have been incorporated into the Project design and construction methodology to avoid/reduce impacts to ecological values.</p> <p>The proposed development avoids the clearing of regulated vegetation and further commits to the development of management plans including a biosecurity management plan and a broader environmental management plan.</p> <p>Site-specific ESCP(s) will be developed for the Project and will ensure leeching by nutrients, pesticides, or other contaminants to waterways within and surrounding the Project site are avoided.</p>



Performance Outcomes	Acceptable Outcomes	Response
PO17 to PO21 Not Applicable to the works being undertaken		

## 1.2 Biodiversity Overlay Code

An assessment of the proposed battery energy storage system against the relevant assessment benchmarks of the Biodiversity Overlay Code is provided in Table 2.

Table 2: Relevant Assessment Benchmarks for the Biodiversity Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
Environmental Protecting and Buffering		
<p>PO1</p> <p>Development maintains and protects MNES (Matters of National Environmental Significance) and MSES (Matters of State Environmental Significance) by:</p> <ol style="list-style-type: none"><li>1. locating in areas that avoid adverse impacts on MNES and MSES, or</li><li>2. where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts, and</li><li>3. the underlying ecological processes and biodiversity values of MNES and MSES are maintained or enhanced.</li></ol> <p><i>Note—For MNES, consideration must be given to the requirements of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</i></p>	<p>AO1</p> <p>Development locates outside of an area supporting MSES (Matters of State Environmental Significance).</p>	<p><b>Complies with PO1</b></p> <p>The Project has been considered under the EPBC Act for potential impacts on MNES. The Project, which includes the Project subject to this Development Application, has been referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW). The referral and supporting MNES Report detail the site selection and Project design process that was undertaken to avoid and minimise impacts of the Project. As a result of this process, remnant vegetation, including high-value riparian vegetation has been avoided and does not form part of the development footprint. The assessment process under the EPBC Act will ensure that where adverse environmental impacts to MNES cannot be avoided, that suitable mitigation measures and offsets are in place.</p> <p><b>Complies with AO1</b></p> <p>An Ecological Assessment Report (EAR) (Appendix F to the Planning Report) has been prepared and summarises the assessment of MNES but details an assessment of MSES</p>

Performance Outcomes	Acceptable Outcomes	Response
<p><i>Note—To assist in demonstrating achievement of this performance outcome, a detailed environmental and ecological assessment to confirm the extent and nature of values is required to be undertaken by applicants.</i></p>		<p>related to the Project. The EAR identifies that the Project's development footprint avoids impact to MSES as mapped by the State.</p> <p>A Watercourse Assessment (Appendix K of the Planning Report) undertaken for the Project concluded the watercourse on site mapped as Stream Order 1 (or Low Risk – Green) does not possess the physical and hydrological attributes necessary for a waterway under the <i>Fisheries Act 1994</i>. As there was no observable difference between the surrounding pasture and the mapped water feature, the waterway was deemed likely to be a shallow drainage line that provides no aquatic habitat value under present conditions. Regardless, the development footprint avoids the watercourse and is setback approximately 130 m from the mapped MSES – regulated vegetation (defined watercourse).</p>
<p>PO2</p> <p>Development is setback from and provides an adequate vegetated buffer to significant vegetation, habitats and areas containing MSES in order to:</p> <ol style="list-style-type: none"> <li>1. protect these areas and their values from threatening processes</li> <li>2. avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora, and</li> <li>3. maintain and enhance ecological connectivity.</li> </ol> <p><i>Note—Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose are provided in addition to a vegetated</i></p>	<p>AO2</p> <p>A buffer extending from the outside edge of an area of MSES is provided and has a minimum width of:</p> <ol style="list-style-type: none"> <li>1. 200m where located outside an urban area, or</li> <li>2. 50m where located within an urban area.</li> </ol>	<p><b>Alternative buffer solution to AO2</b></p> <p>The Project site has been selected to avoid ecological values, including State mapped MSES (i.e. regulated vegetation), high stream order watercourses and high-quality species habitat.</p> <p>The development footprint is mainly cleared, non-derived grassland with low utilisation of flora and fauna species as the land is previously disturbed and cleared from previous intense grazing use and private timber plantation (Tasmanian Blue Gum). Several patches of historical timber plantation remain spread across the Project area however are isolated from other large tracts of remnant vegetation and are infested with weed species (e.g., Lantana and Prickly Pear).</p> <p>A buffer has not been applied to the area of MSES (defined watercourse) which also overlaps with the Steam Order 1</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>buffer provided for ecological and environmental protection purposes.</p> <p><i>Note—An alternative buffer width may be proposed where buffers for significant species and ecological communities, including areas of habitat for listed threatened and migratory species, are based on best practice and current scientific knowledge of individual species requirements and supported by an ecological assessment. Other legislation, including the Nature Conservation Act and EPBC Act may establish other requirements with which applicants must comply.</i></p>		<p>watercourse within the Project area. As determined by Attexo, this watercourse does not possess the physical and hydrological attributes necessary for a waterway under the <i>Fisheries Act 1994</i>. As there was no observable difference between the surrounding pasture and the mapped water feature, the waterway was deemed likely to be a shallow drainage line that provides no aquatic habitat value under present conditions. Regardless, the development footprint is setback approximately 130 m from the MSES – regulated vegetation (defined watercourse) area and is deemed an acceptable alternative to AO2.</p>
<p>PO3</p> <p>Development within 500m of turtle nesting beaches is located, designed and operated to:</p> <ol style="list-style-type: none"> <li>1. protect the habitat values of the rookery for turtle breeding</li> <li>2. maintain a vegetated buffer adjacent to the beach</li> <li>3. ensure access to the beach nesting area is managed in a way that protects a turtle nesting area, and</li> <li>4. ensure lighting does not impact on the ecological and habitat values of turtle nesting areas and rookery.</li> </ol>	<p>AO3.1</p> <p>Development within 500m of a turtle nesting beach ensures any lighting:</p> <ol style="list-style-type: none"> <li>1. does not spill onto beach areas</li> <li>2. is on a structure no higher than 8.5m</li> <li>3. is directed away from the beach, and</li> <li>4. includes characteristic wavelengths that will not affect turtles.</li> </ol> <p>AO3.2</p> <p>Development is setback from and maintains at least a 200m wide vegetated buffer to turtle nesting beaches. The buffer is maintained in a natural state and is kept free from development.</p>	<p><b>Not applicable</b></p> <p>The proposed development will not occur within identified turtle nesting habitat.</p>
<b>Wetland and waterway buffers</b>		
<p>PO4</p> <p>An adequate buffer to a wetland in a wetland protection area is provided and maintained to:</p>	AO4	<p><b>Not applicable</b></p> <p>The proposed development is not located within a wetland in a wetland protection area.</p>

Performance Outcomes	Acceptable Outcomes	Response
<ol style="list-style-type: none"> <li>1. protect and enhance habitat values, connectivity and other ecological processes and values</li> <li>2. protect water quality and aquatic conditions</li> <li>3. maintain natural micro-climatic conditions</li> <li>4. maintain natural hydrological processes</li> <li>5. prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding, and</li> <li>6. prevent loss or modification of chemical, physical or biological properties or functions of soil.</li> </ol> <p><i>Note—Any setbacks or areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes</i></p>	<p>A development free buffer surrounding a wetland in a wetland protection area is provided and has a minimum width of:</p> <p>200m where the wetland is located outside an urban area, or</p> <p>50m where the wetland is located within an urban area.</p> <p><i>Note—To avoid conflict, where a development requires multiple buffers to be established by this code to protect waterways, ecological corridors, wetlands or MSES, the greatest distances required by this code will prevail to the extent of any inconsistency.</i></p>	
<b>For all assessable development</b>		
<p>PO5</p> <p>Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MSES.</p>	<p>AO5</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO5</b></p> <p>As noted above, the development footprint is setback approximately 130 m from the area mapped as containing MSES – Regulated vegetation (defined watercourse).</p> <p>The BESS and substation site may require elevation above the 0.5% Annual Exceedance Probability (AEP) flood immunity level which may result in localised increases and decreases to flood levels surrounding the proposed fill pad. Flood mapping produced demonstrates no difference in flood levels within areas of MSES (refer to Appendix D of the Planning Report).</p>
<p>PO6</p>	<p>AO6</p>	<p><b>Complies with PO6</b></p>

Performance Outcomes	Acceptable Outcomes	Response
Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.	No acceptable outcome is nominated.	A watercourse assessment undertaken for the Project concluded the watercourse on site mapped as Stream Order 1 (or Low Risk – Green) does not possess the physical and hydrological attributes necessary for a waterway under the <i>Fisheries Act 1994</i> . As there was no observable difference between the surrounding pasture and the mapped water feature, the waterway was deemed likely to be a shallow drainage line that provides no aquatic habitat value under present conditions. The development footprint is setback approximately 130 m from the shallow drainage line.
<p>PO7</p> <p>Buffering, rehabilitation or restoration, protects and enhances MSES and their underlying ecological processes, habitat and biodiversity values by:</p> <ol style="list-style-type: none"> <li>1. using site appropriate and locally occurring native species</li> <li>2. replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation, and</li> <li>3. excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat.</li> </ol> <p><i>Note—To assist in demonstrating achievement of this performance outcome, an ecological assessment and rehabilitation plan is undertaken by the applicant.</i></p>	<p>AO7</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO7</b></p> <p>The proponent’s biosecurity management plan and a broader Environmental Management Framework will aim to protect these areas and values from threatening processes through actions such as weed and pest eradication and fencing. Landscaping within the development footprint will utilise native species.</p>
<p>PO8</p> <p>Degraded areas supporting MSES or other environmental values important to the maintenance of</p>	<p>AO8</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO8</b></p> <p>The proposed development is setback from areas mapped as supporting MSES by approximately 130 m, as such the</p>

Performance Outcomes	Acceptable Outcomes	Response
underlying ecological processes required to maintain biodiversity, are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.		Project is not expected to directly impact on MSES. The implementation of a biosecurity management plan is anticipated to minimise weed infestation across the site and will subsequently contribute to the enhancement of biodiversity values.
<p>PO9</p> <p>Development:</p> <ol style="list-style-type: none"> <li>1. avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES, and</li> <li>2. includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES.</li> </ol>	<p>AO9</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO9</b></p> <p>A site-specific biosecurity management plan will be prepared based on the values present within the Project development footprint and broader Project area (where MSES is mapped). The biosecurity management plan will aim to avoid the introduction of weed and pest species that pose risk to the ecological processes of the environmental values and MSES (within the broader Project area).</p> <p>As well as measures to avoid the introduction of non-native species, the biosecurity management plan will also aim to eradicate weeds and pest currently within the site. The strategies proposed to enhance biodiversity within areas not impacted by the Project will also ensure the management of weeds and pests.</p>
<b>Significant species, wildlife nesting and breeding areas</b>		
<p>PO10</p> <p>Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts.</p> <p><i>Note—To assist in demonstrating achievement of this performance outcome, a detailed environmental and ecological assessment to identify any significant species</i></p>	<p>AO10</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO10</b></p> <p>No significant ecological communities or significant species and their habitats are present within the Project area (refer to Appendix F of the Planning Report). A field assessment was undertaken as part of the ecological assessment to identify the presence of conservation significant species or features that may provide habitat for conservative significant species. Overall, significant species listed under both the NC Act and the EPBC Act were not identified within the Project area.</p>



Performance Outcomes	Acceptable Outcomes	Response
<i>or communities that may be impacted by development, is undertaken by applicants.</i>		<p>The development footprint proposes infrastructure in areas cleared of vegetation.</p> <p>Direct impact on habitat was avoided through site selection (avoidance of remnant and high-value regrowth). However, the Project was assessed in accordance with the During construction and operation of the Project, environmental impacts will be managed through an Environmental Management Framework with management plans to ensure disturbance to fauna and flora is minimised and mitigated (including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts).</p>
<p>PO11</p> <p>Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are protected and not impacted by development</p>	<p>AO11</p> <p>No acceptable outcome in nominated.</p>	<p><b>Complies with PO11</b></p> <p>No conversation significant species are evident within the Project's development footprint and wider Project area.</p>
<b>Ecological corridors</b>		
<p>PO12</p> <p>Development protects ecological corridors, enhances ecological connectivity to habitats on and/or adjacent to the site. Ecological corridors and habitat linkages have dimensions and characteristics to support:</p> <ol style="list-style-type: none"> <li>1. ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time</li> <li>2. ecological responses to climate change</li> </ol>	<p>AO12.1</p> <p>Development does not occur in an ecological corridor.</p> <p>AO12.2</p> <p>No acceptable solution is nominated where in an urban residential zone or centre zone. In all other zones including the Rural Zone, Environmental Management Zone, Conservation Zone, all Industry Zones, Emerging Community Zone and Limited Development Zone: Where an ecological corridor is intended to facilitate fauna movement,</p>	<p><b>Complies with PO12</b></p> <p>As presented in the EAR (Appendix F of the Planning Report), the Project area has been historically grazed intensively and clearing has been maintained dating back to 1981 for agricultural purposes and private hardwood timber plantation of Tasmanian Blue Gum. Ecological surveys undertaken demonstrates no utilisation of the site by MNES and MSES conservation significant species.</p>

Performance Outcomes	Acceptable Outcomes	Response
3. connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MNES and MSES, and 4. effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.	access or use of an area supporting MNES or MSES, the ecological corridor is maintained and restored to achieve a minimum width of 350m consisting of: 1. a 250m wide core corridor to support avian species and most arboreal mammals, and 2. a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor.	
<b>PO13</b> Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, coastlines and other areas where possible.	<b>AO13</b> Development provides a continuous corridor having a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off-site.	<b>Complies with PO13</b> As presented in the EAR (Appendix F of the Planning Report), ecological surveys undertaken demonstrates no utilisation of the site by MNES and MSES conservation significant species.
<b>PO14</b> Development facilitates the unimpeded use and movement of terrestrial and aquatic fauna accessing the site or likely to use an ecological corridor as part of their normal life cycle by: 1. ensuring that development (e.g. roads, pedestrian access, in-stream structures) during both construction and operation does not create barriers to the movement of fauna along or within ecological corridors 2. providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area, and	<b>AO14</b> No acceptable outcome is nominated.	<b>Complies with PO14</b> The perimeter for the development footprint will be fenced for safety and security purposes which will prevent fauna accessing these areas on a permanent basis. As presented in the EAR (Appendix F of the Planning Report), ecological surveys undertaken demonstrates no utilisation of the site by MNES and MSES conservation significant species and therefore movement of fauna is unlikely to be impacted by the Project.

Performance Outcomes	Acceptable Outcomes	Response
3. separating fauna from potential hazards through the use of appropriate barriers, fencing and buffers.		
<b>Monitoring</b>		
<p>PO15</p> <p>During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MNES or MSES and their underlying ecological processes and biodiversity values are avoided or minimised.</p> <p><i>Note—Compliance with this requirement can be achieved by preparing a Monitoring and Remediation Plan in accordance with best practice. Where necessary, remedial action is identified and carried out on land managed by the entity carrying out the development.</i></p>	<p>AO15</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO15</b></p> <p>Vegetation and habitat features that may support MNES will be determined through the EPBC Act assessment process. If the Project is a controlled-action and is approved by DCCEEW, the proponent may be conditioned through approval to monitor MNES. MSES values have been avoided by the development footprint through Project site selection. As presented in the EAR (Appendix F of the Planning Report), ecological surveys undertaken demonstrates no utilisation of the site by MNES and MSES conservation significant species and therefore movement of fauna is unlikely to be impacted by the Project.</p> <p>Ongoing management, monitoring and maintenance requirements will be incorporated into the Environmental Management Framework.</p>
<b>Environmental Offsets</b>		
<p>PO16</p> <p>Where it is not possible to avoid adverse impacts on MSES and development has minimised adverse impacts to the greatest extent possible, development provides an offset for any significant residual impact in accordance with the <i>Queensland Environmental Offset Policy 2014</i>.</p>	<p>AO16</p> <p>No acceptable outcome is nominated</p>	<p><b>Complies with PO16</b></p> <p>The proposed development has directly avoided MSES values mapped by the State therefore offsets as per the requirements of the <i>Queensland Environmental Offset Policy 2014</i> are not required.</p>
<b>Wetland protection area</b>		
Not Applicable – The proposed development is not located within or near to a wetland protection area		

Performance Outcomes	Acceptable Outcomes	Response
<b>Wetland and waterway barriers</b>		
<p>PO18</p> <p>An adequate buffer to a waterway is provided and maintained to:</p> <ol style="list-style-type: none"> <li>1. protect and enhance habitat values, connectivity and other ecological processes and values</li> <li>2. protect water quality and aquatic conditions</li> <li>3. maintain natural micro-climatic conditions</li> <li>4. maintain natural hydrological processes</li> <li>5. prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion or scalding, and</li> <li>6. prevent loss or modification of chemical, physical or biological properties or functions of soil.</li> </ol> <p><i>Note—Any setbacks or areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.</i></p>	<p>AO18</p> <p>In all other zones including the Rural Zone, Environmental Management Zone, Conservation Zone, all Industry Zones, Industry Investigation Zone, Emerging Community Zone and Limited Development Zone: Other than where cropping for forestry for wood production, a vegetated and development free buffer is provided and maintained extending from the high bank of the waterway or plan position of a waterway (whichever is the greater) and with a minimum width of:</p> <ol style="list-style-type: none"> <li>1. stream order 1 or 2: 25m, or</li> <li>2. stream order 3 or 4: 50m, or</li> <li>3. stream order 5 and above: 100m.</li> </ol> <p><i>Note—Stream order is mapped on Fish habitat area mapping in OM.</i></p>	<p><b>Complies with PO18</b></p> <p>An assessment of water features mapped under the <i>Queensland waterways for waterway barrier works</i> spatial data layer has been undertaken to verify conditions and subsequent mapping in order to inform design.</p> <p><i>Stream order 1</i></p> <p>The Stream order 1 mapped waterway (Green – Low Risk) was deemed to not possess the physical and hydrological attributes necessary for a waterway under the <i>Fisheries Act 1994</i> (Fisheries Act). As there was no observable difference between the surrounding pasture and the mapped water feature, it was considered to likely be a shallow drainage line that provides no aquatic habitat value under present conditions. Regardless, the development footprint is setback approximately 130 m from the feature.</p>
<b>Wetland hydrology and stormwater management</b>		
Not Applicable – The proposed development is not located within or near to a wetland area		
<b>Wetland ecological values</b>		
Not Applicable - The proposed development is not located within or near to a wetland area		
<b>Environmental offsets</b>		
<p>PO27</p> <p>For development, where it is not possible to enhance existing values or avoid adverse effects or alternatively minimise adverse effects any remaining environmental</p>	<p>AO27</p> <p>Where environmental offsets are required in this code, they must be provided in accordance with the <i>Queensland Environmental Offset Policy 2014</i>.</p>	<p><b>Complies with PO27</b></p> <p>No offsets are required for the Project.</p>



Performance Outcomes	Acceptable Outcomes	Response
impacts are offset in accordance with the <i>Queensland Environmental Offset Policy 2014</i> .		
<b>Monitoring</b>		
Not Applicable - The proposed development is not located within or near to a wetland in a wetland protection area		

## 1.3 Bushfire Hazard Overlay Code

An assessment of the proposed battery energy storage system against the relevant assessment benchmarks of the Bushfire Hazard Overlay Code is provided in Table 3. Table 3: Relevant Assessment Benchmarks for the Bushfire Hazard Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
<b>Site Suitability</b>		
<b>PO1</b> Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire.	<b>AO1</b> No acceptable outcome is nominated	<b>Complies with PO1</b> A bushfire management plan (BMP) (Appendix G of the Planning Report) has been prepared for the Project and demonstrates how the Project complies with this Bushfire hazard overlay code.  The bushfire hazard assessment and radiant heat exposure assessment in the BMP has been undertaken in accordance with Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' 2019 (Bushfire resilient communities), which was prepared by the Queensland Fire and Emergency Services to provide technical guidance for the implementation of Natural Hazards, Risk and Resilience – Bushfire, State Planning Policy

Performance Outcomes	Acceptable Outcomes	Response
		<p>State Interest guidance material 2019 (SPP guidance material – bushfire).</p> <p>The BMP also considers guidelines for battery energy storage systems by the Australasian Fire and Emergency Services Authorities Council in Incidents involving PV array and battery energy storage systems 2020.</p>
<p>PO2</p> <p>Development does not result in a higher concentration of people living, working or congregating in a high or very high bushfire hazard area unless it can be demonstrated:</p> <ol style="list-style-type: none"> <li>1. there is an overriding community need in the public interest, and</li> <li>2. no other site is suitable and reasonably available.</li> </ol> <p><i>Note—A 'medium, high or very high bushfire risk hazard area' means land mapped on the bushfire overlay map as having medium, high or very high potential bushfire risk.</i></p>	<p>AO2</p> <p>The following uses are not located on land within a confirmed medium, high or very high bushfire hazard area:</p> <ol style="list-style-type: none"> <li>3. childcare facility</li> <li>4. community care centre</li> <li>5. educational establishment</li> <li>6. hostel</li> <li>7. hospital</li> <li>8. multiple dwelling</li> <li>9. non-resident workforce accommodation</li> <li>10. residential care facility</li> <li>11. retirement facility</li> <li>12. shopping centre</li> <li>13. short-term accommodation</li> <li>14. tourist attraction</li> <li>15. tourist park</li> </ol>	<p><b>Complies with AO2</b></p> <p>The Project does not involve the land uses identified in AO2.</p>
<b>Water Supply</b>		
PO3	<p>AO3</p> <p>The water supply network has a minimum sustained pressure and flow of at least 10L per second at 200kPa</p>	<p><b>Not applicable</b></p> <p>The Project is not in a reticulated water supply area.</p>

Performance Outcomes	Acceptable Outcomes	Response
Development in areas with a reticulated water supply has adequate flow and pressure for fire-fighting purposes at all times.		
<p>PO4</p> <p>Development in areas without a reticulated water supply has an appropriate dedicated water supply for fire-fighting purposes that are safely located and freely accessible for fire-fighting purposes at all times.</p>	<p>AO4.1</p> <p>Development involving a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available is:</p> <ol style="list-style-type: none"> <li>provided with an easily accessible fire resistant on-site water storage of not less than 5,000L (e.g. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of each class 1, 2, 3, or 4 building, and</li> <li>has a hard standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</li> </ol> <p><i>Note—Plastic water tanks are not considered to be fire resistant unless they are submerged.</i></p>	<p><b>Complies with PO4</b></p> <p>The BMP (Appendix G of the Planning Report) identifies the Project will have a water storage tank for the purpose of bushfire fighting.</p> <p>Section 6.5 of the BMP provides specifications for the water storage tanks (which are based on AO4.1) and their proposed location is identified in Figure 6.1 of the BMP.</p>
	<p>AO4.2</p> <p>The location of water supplies is readily identifiable from the street frontage with clear signage directing firefighters to its access point.</p>	<p><b>Complies with AO4.2</b></p> <p>Water storage tanks will be identified with reflective wayfinding signage as per Section 6.5 of the BMP (Appendix G of the Planning Report).</p>
<b>Roads, fire access trails and firebreaks</b>		
<p>PO5</p> <p>Roads and fire access trails are designed and constructed to:</p>	<p>AO5.1</p> <p>Roads and fire access trails are designed and constructed to:</p> <ol style="list-style-type: none"> <li>separate the development from the hazardous vegetation</li> </ol>	<p><b>Complies with PO5</b></p> <p>The Project includes a vehicle access track around the perimeter of the BESS, switching station and substation.</p>

Performance Outcomes	Acceptable Outcomes	Response
1. enable efficient access to buildings and structures for fire-fighting purposes for emergency services, and 2. swift evacuation in emergency situations.	2. have a maximum gradient of 12.5% 3. a minimum cleared width of 6m and a minimum formed width of 4m 4. have adequate drainage and erosion control devices 5. provides passing and turning areas for fire-fighting appliances at intervals of not less than 200m 6. have a vehicular access at each end to roads or a bushfire trail 7. not involve any cul-de-sac 8. have gates locked with a system authorised by QFES, and 9. have suitable arrangements in place to ensure maintenance in perpetuity.	Vehicle access tracks are designed for rural fire trucks and are specified in Section 6.4 of the BMP (Appendix G of the Planning Report). The specifications are based on compliance with the minimum requirements for a category 1 fire-fighter vehicle by the New South Wales (NSW) Rural Fire Service. This specification has been used in lieu of specifications in the various Queensland guidelines because the NSW guidelines are well defined and documented and practical to implement.
	<b>AO5.2</b> Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2kw/m2.  <i>Note—The distance from hazardous vegetation to achieve 2kw/m2 is generally:</i> <ul style="list-style-type: none"> <li>• 58m in a very high bushfire hazard areas</li> <li>• 52m in a high bushfire hazard area, and</li> <li>• 44m in a medium bushfire hazard area</li> </ul>	<b>Complies with AO5.2</b> The access and egress for the Project is via existing public roads, being Burgess Road (main access location) and Cawthrays Road (alternative access) which both connect onto Blackman Gap Road and then to the Bruce Highway.
	<b>AO5.3</b> Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of: 1. 20m to a high or very high bushfire risk area, or	<b>Complies with AO5.3</b> Radiant heat exposure modelling has been used to advise the width of the asset protection zone (APZ). It has been designed to separate the BESS, switching station and substation from hazardous vegetation by



Performance Outcomes	Acceptable Outcomes	Response
	2. 10m to a medium risk bushfire area and includes a fire access trail.	a distance which achieves a radiant heat flux level $\leq 10$ kilowatts/square metre (kW/m <sup>2</sup> ). Access tracks are located within the APZ.
<p>PO6</p> <p>Development provides for adequate fire breaks that minimise bushfire hazard by:</p> <ol style="list-style-type: none"> <li>1. separating hazardous vegetation from development areas, and</li> <li>2. facilitating access for firefighting and emergency vehicles.</li> </ol>	<p>AO6</p> <p>No acceptable outcome is nominated</p>	<p><b>Complies with PO6</b></p> <p>Section 6.1 of the BMP (Appendix G of the Planning Report) requires an APZ to be established around the BESS, switching station and substation.</p> <p>An access track will be located within the APZ.</p>
<b>Hazardous Materials</b>		
<p>PO7</p> <p>The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p> <p><i>Note—The term 'hazardous material' is defined in the Glossary of the relevant State Planning Policy.</i></p>	<p>AO7</p> <p>The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p> <p><i>Note—The term 'hazardous material' is defined in the Glossary of the relevant State Planning Policy.</i></p>	<p><b>Complies with PO7</b></p> <p>The Project involves hazardous materials, ie batteries within the BESS, that are present at levels or in quantities that would constitute the use being a hazardous chemical/materials facility.</p> <p>In accordance with guidance in Bushfire resilient communities, the Project includes an APZ which is designed to provide a separation distance from hazardous vegetation which achieves a radiant heat flux level <math>\leq 10</math> kWm<sup>2</sup> at the perimeter of the battery storage area.</p> <p>The battery storage area will also be located on a mineral earth surface.</p> <p>The BMP also requires the storage or handling of hazardous materials to be in accordance with <i>Managing risks of hazardous chemicals in the workplace – Code of Practice 2023</i>, applicable safety data sheets, and otherwise in accordance with</p>

Performance Outcomes	Acceptable Outcomes	Response
		Queensland Work Health and Safety Act 2011 and its regulations.
<b>Reconfigure of a lot</b>		
<p>PO8</p> <p>Additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets.</p> <p><i>Note—A site specific bushfire hazard assessment may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk. Any site specific bushfire assessment should be carried out in accordance with the method set out in Appendix 3 of State Planning Policy 1/03 Guideline Mitigating the adverse impacts of Flood, Bushfire and Landslide.</i></p>	<p>AO8</p> <p>New residential lots (including rear lots) do not occur in a bushfire hazard area.</p>	<p><b>PO8 is not applicable.</b></p> <p>The Project does not involve the reconfiguring of a lot.</p>
<b>Community Infrastructure</b>		
<p>PO9</p> <p>Development for community infrastructure is located, designed and sited to:</p> <ol style="list-style-type: none"> <li>1. protect the safety of people during a bushfire</li> <li>2. not increase the exposure of people to the risk from a bushfire event, and</li> <li>3. function effectively during and immediately after bushfire events.</li> </ol>	<p>AO9</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO9</b></p> <p>In accordance with guidance in Bushfire resilient communities, the Project includes an APZ which is designed to provide a separation distance from hazardous vegetation which achieves a radiant heat flux level <math>\leq 10 \text{ kWm}^2</math> at the perimeter of the BESS, switching station and substation.</p> <p>The APZ will be complimented by compliance with <i>National Construction Code - Building Code of Australia 2022</i> and <i>Queensland Development Code 2021</i> requirements and the other mitigation measures specified in Chapter 6 of the BMP.</p>

## 1.4 Development Design Code

An assessment of the proposed battery energy storage system against the relevant assessment benchmarks of the Development Design Code is provided in Table 4.

Table 4: Relevant Assessment Benchmarks for the Development Design Code

Performance Outcomes	Acceptable Outcomes	Response
<b>Utility infrastructure and services</b>		
<b>PO1</b> Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible. <i>Note-Council's documented Maximum Service Level (MSL) is to be considered</i>	<b>AO1.1</b> Development is connected to Council's reticulated water supply network, including the installation of easily Ao25.2 accessed water meters, in accordance with the <i>Engineering design planning scheme policy</i> . OR	<b>Complies with AO1.2</b> The proposed development is not within Council's reticulated water supply network and instead will be serviced by onsite water tanks of a minimum total capacity of 40,000 L. This will ensure sufficient water is available for fire-fighting purposes. The proposed development will not be required to be connected to Council's reticulated water supply, as the site will have an on-site potable water supply, that meets the requirements of the <i>Engineering design planning scheme policy</i> .
	<b>AO1.2</b> If connection to Council's reticulated water supply is not possible, a potable on-site water supply is provided in accordance with the <i>Engineering design planning scheme policy</i> .	
<b>PO2</b> Development is serviced by appropriate sewerage disposal infrastructure which ensures: <ol style="list-style-type: none"> <li>1. no adverse ecological impacts on the receiving environment</li> <li>2. cumulative impacts of onsite waste water treatment is considered in assessing the likely environmental impacts;</li> <li>3. public health is maintained;</li> <li>4. the location, site area, soil type and topography is suitable for any on site waste water treatment; and</li> </ol>	<b>AO2.1</b> Development is connected to Council's reticulated sewerage treatment system, in accordance with the <i>Engineering design planning scheme policy</i> .	<b>Complies with AO2.2</b> The proposed development is not within Council's reticulated sewerage infrastructure nor is connection to reticulated sewerage required given the nature of the uses proposed. Portable toilet hire will be utilised during construction with waste taken to a licensed facility to be disposed of safely. A Home Sewerage Treatment Plant (HSTP) servicing a workforce of up to 4 people will be used during the operation of the Project.
	<b>AO2.2</b> If connection to Council's reticulated sewerage treatment system is not possible, development wastewater is treated in accordance with Council's Engineering design planning scheme policy and relevant Australian Standards (including AS1547) and State requirements as amended.	

Performance Outcomes	Acceptable Outcomes	Response
5. the reuse of waste water does not contaminate any surface water or ground water.		
<p>PO3</p> <p>Where not located in the Rural zone, electricity supply network and telecommunication service connections are provided to the site and are connected.</p>	<p>AO3.1</p> <p>The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p> <p>AO3.2</p> <p>Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is located in the Rural Zone.</p>
<p>PO4</p> <p>Development in areas serviced by a reticulated water supply where:</p> <ol style="list-style-type: none"> <li>1. areas of the development are accessed by common private title or</li> <li>2. the council infrastructure is not sufficient to provide fire fighting service in terms of pressure, flow or proximity,</li> <li>3. is serviced with appropriate privately owned internal fire hydrant infrastructure and provides unimpeded emergency access.</li> </ol>	<p>AO4.1</p> <p>Development, including buildings, both attached and detached, and not covered in other legislation or planning provisions mandating fire hydrants, conform with SPP Code: Fire services in developments accessed by common private title.</p> <p>AO4.2</p> <p>Fire fighting infrastructure located within private property (excluding reticulated mains and hydrants on reticulated mains) is owned maintained by a party other than Council</p>	<p><b>Not applicable.</b></p> <p>The area in which the proposed development is located is not serviced by a reticulated water supply.</p>
<p>PO5</p> <p>Stormwater management is designed and operated to:</p> <ol style="list-style-type: none"> <li>1. ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows, and</li> </ol>	<p>AO5.1</p> <p>Development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties.</p> <p>AO5.2</p>	<p><b>Complies with PO5 and PO6</b></p> <p>The Stormwater Management Plan in Appendix D of the Planning Report demonstrates that the Project will be designed to meet the requirements of PO5 and PO6.</p>

Performance Outcomes	Acceptable Outcomes	Response
2. direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.	Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Engineering design planning scheme policy</i> .	
PO6 Stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO6 Stormwater infrastructure is designed and constructed in accordance with the requirements of the <i>Engineering design planning scheme policy</i> .	
Wastewater		
PO7 Wastewater is managed to: 1. avoid wastewater discharge to any waterway, and 2. if wastewater discharge to waterways cannot be practically avoided, discharge is minimised by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.  <i>Note—Wastewater is defined in accordance with Environmental Protection (Water) Policy 2009, schedule 2).</i>  <i>Note—A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</i> <ul style="list-style-type: none"><li>• wastewater type, and</li><li>• climatic conditions, and</li><li>• water quality objectives (WQOs), and</li></ul>	AO7 Development does not discharge wastewater into any waterways.	<b>Complies with AO7</b> The development will not discharge wastewater into any waterways.

Performance Outcomes	Acceptable Outcomes	Response
• <i>best-practice environmental management.</i>		
<b>Earthworks and retaining walls</b>		
<p>PO8</p> <p>Development is designed such that earthworks and any associated retaining structures:</p> <ol style="list-style-type: none"> <li>1. result in a landform that is stable,</li> <li>2. maintain as far as practical, and minimise alteration to, the existing landforms,</li> <li>3. minimise height of batter faces and retaining structures,</li> <li>4. do not unduly impact on the amenity or privacy for occupants of the site or on adjoining land,</li> <li>5. do not unduly impact on the amenity of the streetscape,</li> <li>6. achieves a high level of visual amenity,</li> <li>7. does not prevent or obstruct the function of adjacent sites including land in Council ownership; and</li> <li>8. are designed and constructed so that they do not cause unintentional ponding (i.e. ponding not associated with stormwater control) on the site or on nearby land.</li> </ol>	<p>AO8.1</p> <p>Earthworks and any retaining structures (including anchors, sheet piling, seepage drains, construction requirements and retained soil etc.) and their zone of influence must:</p> <ol style="list-style-type: none"> <li>1. be wholly contained within the development site;</li> <li>2. ensure the top and toe of any batter slope (excluding those associated with road works) is a minimum of 0.9m horizontally from the boundary of the development site;</li> <li>3. not be located on land in Council ownership (e.g. road reserves, parks and drainage reserves)</li> <li>4. not include any services within the retained soil (as determined by the internal friction angle of the soil being retained) or the zone of influence of the retaining structures' foundation; and</li> <li>5. allow for the installation and maintenance of services within any retaining structures</li> <li>6. excavating or filling is no greater than 1m.</li> </ol>	<p><b>Complies with PO8</b></p> <p>There will be earthworks associated with raising the BESS, substation and associated infrastructure pad with fill above the 0.5% AEP flood immunity level, as required by the GRC Planning Scheme for substations. An operational works (earthworks) application will be submitted to GRC for assessment once the civil design requirements for the Project are more fully understood. The plans provided for this operational works permits will ensure that earthworks minimise disturbance to the natural contour of the site and do not increase the risk of landslide.</p>
	<p>AO8.2</p> <p>Development is designed such that the steepest formed batter slope is 1 vertical to 4 horizontal.</p>	<p><b>Complies with AO8.2</b></p> <p>The proposed development can comply.</p>
	<p>AO8.3</p> <p>Earthworks and any associated retaining structures are designed and constructed in accordance with the <i>Engineering Design Planning Scheme Policy</i>.</p>	<p><b>Complies with AO8.3</b></p> <p>Any earthworks and associated retaining structures for the proposed development will be designed and constructed in accordance with the <i>Engineering Design Planning Scheme Policy</i>.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>AO8.4</p> <p>For Reconfiguring A Lot applications:</p> <ol style="list-style-type: none"> <li>1. constructed embankment slopes are located along the rear and side boundaries of adjoining allotments and are designed and constructed:               <ol style="list-style-type: none"> <li>a. within the development site,</li> <li>b. on land which is not to enter Council ownership,</li> <li>c. within the allotment located on the low side of the common boundary, and</li> <li>d. iv. with a top and toe at least 0.9m horizontally from the boundary</li> </ol> </li> <li>2. retaining walls are located along the rear and side boundaries of adjoining allotments and are designed and constructed either:               <ol style="list-style-type: none"> <li>a. on the low side of the common boundary with a top at least 0.9m horizontally from the boundary; or</li> <li>b. on the high side of the common boundary with a toe at least 5m horizontally from the boundary</li> </ol> </li> </ol>	<p><b>Not applicable.</b></p> <p>The proposed development does not involve the reconfiguration of a lot.</p>
<b>Parking and access</b>		
<p>PO9</p> <p>Development includes the provision of adequate and convenient car and bicycle parking on-site to satisfy the anticipated requirements of the activity.</p>	<p>AO9</p> <p>Car parking and bicycle parking is provided on site in accordance with the rates specified in the Parking rates planning scheme policy.</p>	<p><b>Complies with AO9</b></p> <p>The <i>Parking rates planning scheme policy</i> does not specify car parking rates for an Undefined Use or a Substation use. Instead, car parking rates for Major Electricity Infrastructure and Utility Installation have been used as a reference to ensure sufficient car parking areas are provided for the proposed development. In accordance with the Traffic Impact Assessment (TIA) (Appendix E of the Planning Report),</p>

Performance Outcomes	Acceptable Outcomes	Response
		sufficient non-formalised car parking will be made available during construction and operation of the Project.
<p>PO10</p> <p>Where in urban areas, development provides end of trip facilities to encourage people to engage in active transport (bicycles and pedestrians):</p> <ol style="list-style-type: none"> <li>1. to meet the needs of users and promote active modes of travel</li> <li>2. at convenient, easily identifiable, safe locations, and</li> <li>3. in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.</li> </ol>	<p>AO10</p> <p>Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Queensland Development Code.</p>	<p><b>Complies with AO10</b></p> <p>The proposed development is not located within an area, nor are there existing active or public transport networks in the vicinity of the site. As cars are anticipated to be the main transport type utilised by construction workers there is no provision for end of trip facilities.</p>
<p>PO11</p> <p>Access driveways are designed and constructed to:</p> <ol style="list-style-type: none"> <li>1. provide convenient access to the site and maintain the safety and efficiency of the road,</li> <li>2. minimise conflicts with traffic and pedestrians, and</li> <li>3. are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.</li> </ol>	<p>AO11.1</p> <p>Access driveways are:</p> <ol style="list-style-type: none"> <li>1. designed and constructed in accordance with the <i>Engineering design planning scheme policy</i>, and</li> <li>2. in accordance with AS2890 as amended, and</li> <li>3. certified by a Registered Professional Engineer of Queensland.</li> </ol> <p>AO11.2</p> <p>Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear.</p>	<p><b>Complies with AO11.1 &amp; AO11.2</b></p> <p>Access driveways will be designed to meet the requirements of AO11.1. The proposed development's design will enable vehicles to enter and exit the site in a forward gear.</p>
<p>PO12</p> <ol style="list-style-type: none"> <li>1. Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, parking areas (car and bicycle) and service bays) are designed to ensure:</li> </ol>	<p>AO12</p> <p>Manoeuvring, loading and unloading areas, and parking areas (car and bicycle) are:</p>	<p><b>Complies with AO12</b></p> <p>Access driveways will be designed to meet the requirements of AO12.</p>



Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> <li>a. a gradient appropriate for the type of vehicles</li> <li>b. a surface suitable for the proposed use</li> <li>c. effective stormwater drainage</li> <li>d. clearly marked and signed spaces</li> <li>e. convenience and safety for drivers and pedestrians, and</li> <li>f. adequate dimensions to meet user requirements, including access and egress for emergency vehicles</li> </ul>	<ul style="list-style-type: none"> <li>1. designed and constructed in accordance with the <i>Engineering design planning scheme policy</i></li> <li>2. Imperviously sealed using concrete or asphalt bitumen</li> <li>3. In accordance with AS2890 as amended, and</li> <li>4. certified by a Registered Professional Engineer of Queensland.</li> </ul>	
<p>PO13</p> <p>Footpaths provide pedestrian and bicycle access to the site, which is designed to:</p> <ul style="list-style-type: none"> <li>1. provide safe movement;</li> <li>2. avoid unnecessary conflict between pedestrians, bicycles and motor vehicles;</li> <li>3. include durable and stable materials; and</li> <li>4. match any adjacent footpath.</li> </ul>	<p>AO13</p> <p>Footpaths are:</p> <ul style="list-style-type: none"> <li>1. provided to the full road frontage and designed in accordance with the <i>Engineering Design Planning Scheme Policy</i></li> <li>2. connected to the existing footpath network, and</li> <li>3. certified by a Registered Professional Engineer of Queensland.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposed development is in a rural area. There are no existing active or public transport networks in the vicinity of the site.</p>
<p>PO14</p> <p>Pedestrian access to buildings:</p> <ul style="list-style-type: none"> <li>1. does not obstruct pedestrian movement (or form physical clutter) on public footpaths</li> <li>2. are not visually overbearing (or form visual clutter) in the streetscape, and</li> <li>3. provide safe, efficient, equitable and convenient access including wheelchair access.</li> </ul>	<p>AO14</p> <p>Pedestrian access steps, escalators, ramps and lifts are:</p> <ul style="list-style-type: none"> <li>1. located wholly within the site</li> <li>2. setback a minimum of 1.5m from the front boundary, and</li> <li>3. compliant with the <i>Disability Discrimination Act 1992</i>.</li> </ul>	<p><b>Complies with AO14</b></p> <p>Not relevant given the nature of the proposed uses.</p>
<b>Acoustic and air quality</b>		
PO15	AO15	<b>Complies with AO15</b>

Performance Outcomes	Acceptable Outcomes	Response
Development minimises potential conflicts with, or impacts on, other uses having regard to odour, dust or other emissions.	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended.	<p>No indicators as provided in Schedule 1 – Air Quality Objectives of the <i>Environmental Protection (Air) Policy 2019</i> (EPP (Air)), will be generated during the construction, operation or decommissioning stages of the Project.</p> <p>Dust generated during construction will be managed in accordance with the measures outlined in the Preliminary Erosion and Sediment Control Plan (P-ESCP) provided at Appendix I of the Planning Report. Site-specific measures will be determined by ESCP's and / or CEMPs to be developed prior to the commencement of construction.</p>
<p>PO16</p> <p>Development prevents or minimises the generation of any noise or vibration so that:</p> <ol style="list-style-type: none"> <li>1. nuisance is not caused to adjoining premises or other nearby sensitive land uses, and</li> <li>2. desired ambient noise levels in residential areas are not exceeded.</li> </ol>	<p>AO16</p> <p>Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p> <p><i>Note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).</i></p>	<p><b>Complies with AO16</b></p> <p>The operation of the substation (transformers) and BESS are the highest noise generating activities for the Project which may be in operation at any part of the day. The Noise Assessment (Appendix J of the Planning Report) undertaken for the Project concludes no exceedances of daytime, evening or nighttime noise criteria set out by the EPP (Noise) are expected at any of the noise sensitive receiver locations. No other operational activities are anticipated to generate noise levels that would be audible or exceed the noise limits set out in EPP (Noise).</p> <p>Most construction work, including piling, trenching and deliveries, will be undertaken during standard construction hours: Monday to Saturday 6:30am to 6:30pm. Where necessary, low noise generating construction activities may be undertaken outside of standard construction hours.</p>
PO17	AO17	<b>Not applicable</b>

Performance Outcomes	Acceptable Outcomes	Response
Sensitive development adjacent to State controlled roads or Council controlled arterial and sub-arterial roads minimise through their own design the nuisance caused by noise, vibration and dust emissions.	Sensitive development (other than Class 1, 2, 3 or 4 buildings) complies with the requirements of the <i>Department Main Roads – Road Traffic Noise Management Code of Practice</i> and the <i>Environmental Protection (Noise) Policy 2008</i> .	The proposed development is not considered a sensitive development.
<b>Lighting</b>		
PO18 External lighting is provided in urban areas to ensure a safe environment.	AO18 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.	<b>Complies with AO18</b> The proposed development is not within an urban area. All outdoor lighting will comply with <i>AS4282</i> and <i>AS 1158.1.1</i> and will provide appropriate visual conditions which are conducive to the safe and comfortable movement of vehicle traffic at night and contribute to the discouragement of illegal acts.
PO19 Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.	AO19 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.	<b>Complies with AO19</b> The proposed development will comply. If deemed necessary, conditions may be applied as part of a development approval.
PO20 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	AO20 Street lighting and signage comply with the requirements of the <i>Engineering design planning scheme policy</i> .	<b>Not applicable</b> The proposed development does not front a Council street with lighting.
<b>Waste Management</b>		
PO21 Development: 1. minimises waste generation (including construction, demolition and operational waste)	AO21 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Waste Management Planning Scheme Policy</i> .	<b>Complies with AO21</b> The proposed development will comply. If deemed necessary, conditions may be applied as part of a development approval.

Performance Outcomes	Acceptable Outcomes	Response
2. provides adequate facilities on-site for the storage of waste and recyclables.		
<p>PO22</p> <p>Development is designed to allow for safe and efficient servicing of waste and recycling containers through:</p> <ol style="list-style-type: none"> <li>development layout that is designed to facilitate direct and unobstructed servicing of waste and recycling containers, and</li> <li>minimising the potential for nuisances to be caused by way of noise and odour.</li> </ol>	<p>AO22.1</p> <p>Where on-site waste and recycling collection services are proposed:</p> <ol style="list-style-type: none"> <li>collection vehicle entry and exit from the site is carried out in a forward motion, and</li> <li>the proposed point of servicing is designed in accordance with the <i>Waste Management Planning Scheme Policy</i>.</li> </ol> <p>AO22.2</p> <p>Where on-street (kerbside) collection is proposed for any standard waste and recycling containers or bulk bin waste and recycling, waste management is designed in accordance with the <i>Waste Management Planning Scheme Policy</i>.</p>	<p><b>Complies with AO22.1 &amp; AO22.2</b></p> <p>The proposed development will comply. If deemed necessary, conditions may be applied as part of a development approval.</p>
<b>For all assessable development</b>		
<b>Stormwater management</b>		
<p>PO23</p> <ol style="list-style-type: none"> <li>Stormwater management systems: implement water sensitive urban design (WSUD) principles that: <ol style="list-style-type: none"> <li>protect natural systems and waterways</li> <li>allow for the detention of stormwater instead of rapid conveyance</li> <li>minimise impervious areas</li> <li>utilise stormwater to conserve potable water</li> </ol> </li> </ol>	<p>AO23</p> <p>Stormwater management systems are designed and constructed in accordance with the <i>Engineering Design Planning Scheme Policy</i>.</p> <p><i>Note—A site stormwater quality management plan (SQMP) is prepared in accordance with Engineering Design Planning Scheme Policy and the State Planning Policy requirement for stormwater quality treatment measures.</i></p>	<p><b>Complies with PO23</b></p> <p>The SMP in Appendix D of the Planning Report provides recommended design and construction of stormwater management systems for the Project in accordance with WSUD principles and prevailing engineering standards.</p>

Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> <li>e. integrate stormwater treatment into the landscape</li> <li>f. ensure water quality values are protected</li> </ul> <ol style="list-style-type: none"> <li>2. where privately owned must be maintained (including costs) for the life of the system</li> <li>3. provide for safe access and maintenance</li> <li>4. maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, coastal wetlands and beaches from point source and non-point source stormwater discharges, and</li> <li>5. are designed to minimise ongoing maintenance costs</li> </ol>		
<p>PO24</p> <p>Development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>AO24</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO24</b></p> <p>The SMP in Appendix D of the Planning Report demonstrates that there is sufficient site area to accommodate an effective stormwater management system.</p>
<p>PO25</p> <p>Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ol style="list-style-type: none"> <li>1. existing capacity of stormwater infrastructure and ultimate catchment conditions</li> <li>2. discharge for existing and future upstream development.</li> </ol>	<p>AO25</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO25 and PO26</b></p> <p>The SMP in Appendix D of the Planning Report demonstrates that the Project will provide for the orderly development of stormwater infrastructure. Water quality for the construction phase will be addressed through the measures identified in the Preliminary Erosion and Sediment Control Plan in Appendix H of the Planning Report.</p>
<p>PO26</p> <p>Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO26</p> <p>The release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when</p>	

Performance Outcomes	Acceptable Outcomes	Response
	<p>the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.3.1.3.2—Construction phase, or local equivalent for:</p> <ol style="list-style-type: none"> <li>1. drainage control</li> <li>2. erosion control</li> <li>3. sediment control, and</li> <li>4. water quality outcomes.</li> </ol> <p><i>Note—An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</i></p> <ul style="list-style-type: none"> <li>• <i>erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions, or</i></li> <li>• <i>how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to this Acceptable outcome.</i></li> </ul>	
<p>PO27</p> <p>Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ol style="list-style-type: none"> <li>1. minimise impacts on the water cycle</li> <li>2. protect waterway health by improving stormwater quality and reducing site run-off, and</li> <li>3. avoid large impervious surfaces.</li> </ol>	<p>AO27</p> <p>No acceptable outcome specified.</p>	<p><b>Not applicable</b></p> <p>The proposed development does not involve the reconfiguration of a lot.</p>

Performance Outcomes	Acceptable Outcomes	Response
<b>Wastewater management</b>		
<p>PO28</p> <p>Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:</p> <ol style="list-style-type: none"> <li>1. protecting applicable water quality objectives for the receiving waters</li> <li>2. managing soil disturbance or altering natural hydrology in coastal areas</li> <li>3. avoiding or minimising the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms, and</li> <li>4. avoiding lowering groundwater levels where potential or actual acid sulfate soils are present in coastal areas.</li> </ol> <p><i>Note—Compliance with part of this performance outcome may be demonstrated by following the management advice in the guideline: Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland by the Department of Environment and Heritage Protection.</i></p>	<p>AO28</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO28</b></p> <p>The proposed development will neither produce nor discharge wastewater into any waterway. As such nearby ecological processes and ecosystem health will not be compromised.</p>
<p>PO29</p> <p>Where involving trade waste or contaminated wastewaters, they are managed so that:</p> <ol style="list-style-type: none"> <li>1. the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals</li> </ol>	<p>AO29</p> <p>No acceptable outcome specified.</p>	<p><b>Not applicable</b></p> <p>The proposed development will not involve trade waste or contaminated wastewaters.</p>

Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> <li>2. holding times of neutralised wastewaters ensures the flocculation and removal of any dissolved iron prior to release</li> <li>3. visible iron floc is not present in any discharge</li> <li>4. precipitated iron floc is contained and disposed of, and</li> <li>5. wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste.</li> </ul>		
<b>Bridge and culvert work</b>		
<p>Bridges and culverts for flood immunity:</p> <ul style="list-style-type: none"> <li>1. are designed and located to minimise traffic disruption</li> <li>2. improve public safety</li> <li>3. provides for fauna habitat movement where possible, and</li> <li>4. makes appropriate allowance for active transport.</li> </ul>	<p>AO30</p> <p>Bridges and culvert works are provided in accordance with the <i>Engineering Design Planning Scheme Policy</i>.</p>	<p><b>Not applicable</b></p> <p>The proposed development will not require the provision of bridges and culverts for flood immunity.</p>
<b>Road design</b>		
<p>PO31</p> <p>Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.</p>	<p>AO31</p> <p>External road works are provided in accordance with the requirements of the <i>Engineering Design Planning Scheme Policy</i>.</p>	<p><b>Complies with PO31</b></p> <p>Due to the negligible volumes of traffic that will be generated only during the construction phase of the Project of the development, road upgrades have not been considered necessary (refer to the TIA - Appendix E of the Planning Report). The existing road network is adequate to accommodate the anticipated daily vehicles trips of 200 (100 AM peak period and 100 PM peak period) workforce vehicles and 32 heavy vehicles (16 AM peak period and 16 PM peak period).</p>
<b>Land use and transport integration</b>		



Performance Outcomes	Acceptable Outcomes	Response
<p>PO32</p> <p>Development:</p> <ol style="list-style-type: none"> <li>1. supports a road hierarchy which facilitates efficient movement of all transport modes including public transport, and</li> <li>2. appropriately integrates and connects with surrounding movement networks.</li> </ol> <p><i>Note—Where roads are required for buses refer to the design and construction requirements in the IDAS code in the Transport Planning and Coordination Regulation 2005, schedule, part 2.</i></p>	<p>AO32</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO32</b></p> <p>The proposed development does not compromise the existing road hierarchy.</p>
<p>PO33</p> <p>Development enhances connectivity between existing and future public passenger transport facilities and other transport modes through:</p> <ol style="list-style-type: none"> <li>1. providing direct linkages for passengers between existing and future public passenger transport facilities and other transport modes, and</li> <li>2. way-finding information for existing public transport facilities and interconnecting transport modes.</li> </ol>	<p>AO33</p> <p>No acceptable outcome specified.</p>	<p><b>Not applicable</b></p> <p>There are no existing active or public transport networks in the vicinity of the site.</p>
<p>PO34</p> <p>Development provides direct, safe and equitable access to and use of public passenger transport facilities.</p>	<p>AO34</p> <p>Public passenger transport facilities and any through-site pathway connections, including road crossings, to public passenger transport facilities are provided in accordance with the <i>Engineering Design Planning Scheme Policy</i> and the <i>Disability Discrimination Act 1992</i>.</p>	<p><b>Not applicable</b></p> <p>There are no existing active or public transport networks in the vicinity of the site.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>PO35</p> <p>Development is located and designed to maintain the operational and structural efficiency of public utility infrastructure.</p>	<p>AO35</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO35</b></p> <p>The proposed development will not compromise existing public utility infrastructure.</p>
<b>Acoustic and air quality</b>		
<p>PO36</p> <p>Where located in close proximity to an operational railway corridor, sensitive land uses mitigate amenity impacts and maintain the operational integrity of the rail corridors.</p>	<p>AO36</p> <p>No acceptable outcome specified.</p>	<p><b>Not applicable</b></p> <p>The proposed development is not in close proximity to an operational railway corridor. The closest railway line is the North Coast Line located approximately 5 km east of the Project site.</p>
<p>PO37</p> <p>Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are:</p> <ol style="list-style-type: none"> <li>1. located as far from sensitive land uses, road frontage boundaries and public open spaces as practical, and</li> <li>2. acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.</li> </ol>	<p>AO37</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO37</b></p> <p>The proposed development is satisfactorily distanced from any sensitive uses.</p> <p>The Project will not have an adverse impact on the visual amenity and landscape character of the locality. The Noise Assessment (Appendix M of the Planning Report) demonstrates that the Project will not have a significant impact on the acoustic environment.</p>
<b>Weed control</b>		
<p>PO38</p> <p>Weed control practices and plant and equipment cleaning and inspection protocols are:</p> <ol style="list-style-type: none"> <li>1. implemented to avoid the introduction and spread of weeds along transport routes and delivery points</li> </ol>	<p>AO38</p> <p>No acceptable outcome specified.</p>	<p><b>Complies with PO38</b></p> <p>The Project site is host to several prevalent, widespread invasive weed species (refer to EAR – Appendix F). A biosecurity management plan will be developed and implemented as part of the Environmental Management Framework for the construction and ongoing operation of the Project. The biosecurity management plan will include</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>2. undertaken to control existing declared weeds and pest animals prior to the commencement of and during works.</p> <p><i>Note—Refer also to the Queensland Guideline for Limiting Weed Seed Spread (DNR 2000).</i></p>		measures to reduce the spread of new invasive weed species and to manage the existing populations.
<b>If a non-tidal artificial waterway</b> Not Applicable – The proposed development is not located within or near a non-tidal artificial waterway		
<b>If Port services where a marina (ship sourced pollutants reception facilities)</b> Not Applicable – The proposed development is not located within or near a port		
<b>Structures over multiple lots</b>		
<p>PO45</p> <p>Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.</p>	<p>AO45</p> <p>No acceptable outcome specified.</p>	<p><b>Partial compliance with PO45</b></p> <p>The proposed BESS, substation and ancillary infrastructure (laydown areas, control building, workshop etc.) are all located within one lot being Lot 132 FD32. Internal access to the BESS/substation site from the new access point off Burgess Road is achieved through internal access tracks across Lots 136 and 139 on FL40301. It is not deemed appropriate to formally amalgamate the 3 lots into 1 for the sole purpose of internal access.</p>

## 1.5 Landscaping Design Code

An assessment of the proposed battery energy storage system against the relevant assessment benchmarks of the Landscaping Design Code

is provided in Table 5. Table 5: Relevant Assessment Benchmarks for the Landscaping Design Code

Performance Outcomes	Acceptable Outcomes	Response
<b>General landscape design and works</b>		

Performance Outcomes	Acceptable Outcomes	Response
<p>PO1</p> <p>Landscape design of both public and private spaces:</p> <ol style="list-style-type: none"> <li>1. complements the intended character of the streetscape and zone, and</li> <li>2. is functional and designed to be visually appealing in the long-term.</li> </ol>	<p>AO1</p> <p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO1 and PO2</b></p> <p>The Project will not have an adverse impact on the visual amenity and landscape character of the locality. Any landscaping works for the Project will be locally appropriate and provide screening from the minimal viewpoints by which the proposed development can be viewed.</p>
<p>PO2</p> <p>Landscape works and plant selection ensure:</p> <ol style="list-style-type: none"> <li>1. climatically appropriate species are planted</li> <li>2. the provision of shade in appropriate locations</li> <li>3. an appropriate mix of soft and hard elements, and</li> <li>4. planting densities and stock sizes are suitable for their location, purpose and hardiness.</li> </ol>	<p>AO2.1</p> <p>Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5–10 years of planting.</p> <p>AO2.2</p> <p>A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.</p>	
<p>PO3</p> <p>Street trees are provided in appropriate locations to:</p> <ol style="list-style-type: none"> <li>1. provide shade for pedestrians along footpaths</li> <li>2. reinforce the legibility of the movement network</li> <li>3. avoid damage to public or private property or infrastructure</li> <li>4. enhance the character of the streetscape, and</li> <li>5. ensure visibility is maintained from entrances and exits to properties and at intersections.</li> </ol>	<p>AO3.1</p> <p>Street trees are provided at the rate whichever is the lesser of:</p> <ol style="list-style-type: none"> <li>1. one street tree per lot frontage or one tree per 10 linear metres of road frontage or</li> <li>2. a minimum of 1 tree per 400m<sup>2</sup> of site area.</li> </ol> <p>AO3.2</p> <p>Species of street trees are selected in accordance with the plant species list in Table 9.3.4.3.2</p>	<p><b>Not applicable</b></p> <p>The proposed development does not front an urban street.</p>
<p>PO4</p> <p>Street treatments including pavement, seating, lighting, rubbish bins are provided to:</p> <ol style="list-style-type: none"> <li>1. enhance the usability and amenity of streets and public spaces</li> </ol>	<p>AO4</p> <p>No acceptable outcome is nominated.</p>	

Performance Outcomes	Acceptable Outcomes	Response
2. facilitate social interaction, and 3. maintain clean streetscapes.		
PO5 Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	AO5.1 Existing mature trees and vegetation are retained and incorporated into the landscape design.  AO5.2 Removed or damaged mature vegetation is replaced with mature vegetation of a comparable quantity and species.	<b>Complies with PO5</b> The Project will not have an adverse impact on the visual amenity and landscape character of the locality. Any landscaping works for the Project will be locally appropriate and will provide screening from the minimal viewpoints by which the proposed development can be viewed. Existing vegetation, especially areas along the Project area boundary, will be retained.
<b>Landscaping along boundaries and edges</b>		
PO6 Planting and landscape elements along boundaries and edges assist in: 1. maintaining privacy between adjoining buildings 2. protecting local views, vistas and sightlines 3. enhancing the visual appearance of the built form 4. screening service, utility and parking areas 5. minimising noise impacts between noise sources and sensitive receiving environments, and 6. reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.	AO6 No acceptable outcome is nominated.	<b>Complies PO6</b> The Project will not have an adverse impact on the visual amenity and landscape character of the locality. Any landscaping works for the Project will be locally appropriate and will provide screening from the minimal viewpoints by which the proposed development can be viewed.
<b>Open air carparking</b>		
PO7 Open air car parking areas are provided with suitable levels of shade through the use of appropriate planting.	AO7.1 Shade trees are located at the rate of 1 tree per 6 car spaces.  AO7.2	<b>Complies with PO7</b> The Project can be designed to comply with these requirements. If deemed necessary, this requirement can be condition within the development permit.

Performance Outcomes	Acceptable Outcomes	Response
	Wheel stops are provided to protect vegetation.	
	AO7.3 Tree selection is in accordance with plant species list.	
<b>Sustainability</b>		
<p>PO8</p> <p>Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by:</p> <ol style="list-style-type: none"> <li>1. maximising the exposure to the prevailing summer breezes and the north-east winter morning sun</li> <li>2. minimising exposure to the prevailing winter winds and western summer sun</li> <li>3. optimising shade to create useable and comfortable areas, and</li> <li>4. maintaining infiltration to subsurface soil.</li> </ol>	No acceptable outcome is nominated	<p><b>Complies with PO8</b></p> <p>The Project can be designed to comply with these requirements. If deemed necessary, this requirement can be condition within the development permit.</p>
<b>Safety</b>		
<p>PO9</p> <p>Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring:</p> <ol style="list-style-type: none"> <li>1. landscape elements (including signage and other infrastructure) does not interfere with sightlines</li> <li>2. spaces are well lit, free from obstructions and clearly defined by landscape treatments, and</li> <li>3. public and private areas are clearly distinguishable and accessible.</li> </ol>	<p>AO9.1</p> <p>Plant selection adjacent to pedestrian movement areas provides a clear trunk of at least 2m at maturity.</p> <p>AO9.2</p> <p>Understorey planting maintains a height of less than 600mm at maturity.</p>	<p><b>Complies with PO9</b></p> <p>The Project can be designed to comply with these requirements. If deemed necessary, this requirement can be condition within the development permit.</p>

Performance Outcomes	Acceptable Outcomes	Response
<i>Note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</i>		
<b>Maintenance</b>		
<p>PO10</p> <p>Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ol style="list-style-type: none"> <li>1. the flow of water along overland flow paths is not restricted</li> <li>2. opportunities for water infiltration are maximised, and</li> <li>3. areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.</li> </ol>	<p>AO10</p> <p>No acceptable outcome is nominated</p>	<p><b>Complies with P10</b></p> <p>The Project can be designed to comply with these requirements. If deemed necessary, this requirement can be conditioned within the development permit.</p>
<p>PO11</p> <p>Landscape elements:</p> <ol style="list-style-type: none"> <li>1. provide high levels of durability and robustness</li> <li>2. are cost effective, and</li> <li>3. have the ability to be maintained conveniently over the long-term.</li> </ol>	<p>AO11</p> <p>No acceptable outcome is nominated</p>	
<p>PO12</p> <p>Drainage of podium planters allows for flush out in future and is adequately drained.</p>	<p>AO12</p> <p>No acceptable outcome is nominated</p>	
<p>PO13</p> <p>Landscape works and plant selection protects the structural integrity and function of:</p> <ol style="list-style-type: none"> <li>1. buildings and structures;</li> <li>2. overhead and underground services, and</li> </ol>	<p>AO13</p> <p>No acceptable outcome is nominated</p>	



Performance Outcomes	Acceptable Outcomes	Response
3. other forms of infrastructure.		



