Appendix D

Council Code Responses

Access, Parking and Transport Code

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Table 9.3.1.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
Access driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: a. the size of the parking area; b. the volume, frequency and type of vehicle traffic; c. the need for some land uses (for example hospitals) to accommodate emergency vehicle access; d. the type of use and the implications on parking and circulation, for example long-term or short-term car parking; e. frontage road function and conditions; and f. the capacity and function of the adjoining street system.	**AO1.1** Access driveways are not located within: a. twenty—five (25) metres of a signalised road intersection; b. twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and c. one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	**Complies with AOs 1.1, 2.1 and 3.1** The new site access will be constructed in accordance with the requirements for a bitumen road (<300vpd) as per Standard Drawing CMDG-R-040 (Rural Road Access and Property Access Over Table Drains) to service the expected Project traffic volumes. Further to this, it is noted that additional hardstand areas will be required at the proposed site access location to accommodate the swept paths of the oversize over mass (OSOM) transformer transport vehicles, with the exact extents of these additional areas to be confirmed in subsequent detailed design phases of the Project once the final configuration of the transport vehicles is confirmed. The driveway location is sited to ensure no conflicts with road function and existing street infrastructure.
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	**AO2.1** Access driveways: a. do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; b. do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; c. must be sealed and to a formed road; d. are not constructed over an access point to equipment under the control of a regulatory	

	authority, including storm water pits, water meters, hydrants and telephone pits; and e. are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	
PO3 Access driveways are designed and constructed so as to: a. enable safe and functional vehicular access from the street to the property; and b. not cause a change in the level of a footpath.	**AO3.1** Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	**AO4.1** A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	**Not applicable** There are no existing buildings adjoining the Study Area.
Parking		
PO5 Provision is made for on-site vehicle parking: a. to meet the demand likely to be generated by the development; and b. to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	**AO5.1** AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. **AND** **AO5.2** All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. **AND**	**Complies with PO5 and PO6** Appropriate parking facilities will be provided adjacent to the key areas on site (i.e. battery storage facility, substation and switchyard areas) in accordance with the requirements of all relevant standards, guidelines and policies. Due to the large area of land available within the Study Area for the required internal facilities (including the construction compounds and parking facilities), and the current setback from the external road network, it is not anticipated that either the construction or operations phases of the proposed Mount Hopeful Battery will lead to an overspill of parking or vehicle queuing at site accesses that

	AO5.3 Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.	would lead to negative impacts to the operation of the surrounding road network, including South Ulam Road.
PO6 Parking and servicing facilities are designed to meet user requirements.	**AO6.1** Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	
PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non—residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	**Not applicable** Project has only one road frontage.
PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	**AO8.1** Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. **AND** **AO8.2** Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	**Complies with the AO** Project will be illuminated with security lighting in accordance with Australian Standard AS 1158 and Australian Standard AS 428.
PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: a. provision of opportunities for casual surveillance; b. the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; c. minimising potential concealment points and	No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	**Not applicable** The Project is located in a remote and rural location and as such anti-social behaviour that is more typically experienced in urban areas is not anticipated. Notwithstanding, the Project will be equipped with security fencing, CCTV and lighting for crime prevention.

assault locations; d. minimising opportunities for graffiti and other vandalism; and e. restricting unlawful access to buildings and between buildings.		
PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	**Complies with the PO** Parking and servicing areas will be accessible and available as required for their intended use.
Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.		
PO11 Development contributes to the creation of a transport network which is designed to: a. achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and b. encourage people to walk, cycle or use public transport to and from the site instead of using a car.	No acceptable outcome is nominated. Editor's note—Refer to SC6.19 — Structure plan planning scheme policy for guidance.	**Complies with the PO** Pedestrians and cyclists are not anticipated due to the nature and location of the Project. The access road and driveway design is considered appropriate for its use.
PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	**AO12.1** Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy. **AND** **AO12.2** A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy. **AND** **AO12.3**	**Complies with the PO** South Ulam Road is considered appropriate for the nature of the Project and its anticipated vehicle types during construction and operation. The TIA (**Appendix G**) prepared in support of the Project concludes that the Project's transport routes are suitable for the vehicle configurations and loading parameters of relevant bridge structures.

	The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.	
PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which: a. are safe for pedestrians and vehicles; b. are conveniently connected to the main component of the development by pedestrian pathway; and c. provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	**Not applicable** Due to the nature of the Project, dedicated set down and pick up facilities are not required however safe pedestrian and vehicle connectivity will be provided within the Study Area.
Site access		
PO14 Development does not impact on the safety, operation or function of the road network or system.	**AO14.1** Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time. **AND** **AO14.2** No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. **AND** **AO14.3** Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	**Complies with the PO** Based on the identified increase in traffic numbers anticipated as a result of the construction (Stage 1 and Stage 2) and operations phases of the proposed Project, it is anticipated that the Project will have a minimal impact on the traffic operation of the surrounding road network, from a capacity perspective. Notwithstanding, the range of mitigation treatments have been recommended in the TIA (**Appendix G**) to ensure the safety and efficiency of the local and State road networks utilised by the Project are not comprised.

PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	**Complies with the PO** The TIA recommends that an Infrastructure Agreement is entered into with RRC to offset the calculated pavement impacts of the Project to South Ulam Road. The Project is not otherwise anticipating being required to contribute to the construction of transport network improvements.
PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	**AO16.1** Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	**Complies with the AO** Access arrangements into the Project will be designed in accordance with Capricorn Municipal Development Guidelines and Australian Standard AS 2890
Pedestrian and cyclist facilities		
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	**AO17.1** Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	**Not Applicable** Due to the remote and rural location of the Project, pedestrian and cycle movements are not considered.
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 — Bicycle network planning scheme policy.	**Not Applicable** The Project is located in a remote and rural area. Accordingly, bicycle parking and end-of-trip facilities are not required.
Servicing		
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	**AO19.1** Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	**Complies with the AO** Refuse collection areas will be designed in accordance with Australian Standard AS 2890

Biodiversity Overlay Code

Table 8.2.3.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
Matters of state and local (high) environmental significance Editor's note—Refer to overlay map OM-3A		
PO1 Development is located, designed and operated to retain and protect significant natural assets, habitat and values to the greatest extent possible. Where this is not possible, impacts are minimised by: a. retaining native vegetation; b. allowing for the regeneration of native vegetation to the area, or rehabilitating with locally endemic plants in non-vegetated areas of the site; c. landscaping with locally native plants; d. locating and designing public access to avoid disturbance of ecological values; e. ensuring alterations to natural landforms, hydrology and drainage patterns do not significantly affect ecological values; and f. incorporating measures that avoid the disruption of threatened wildlife and their habitat by allowing for their safe movement through the site. Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the development site does not contain any matters of environmental significance will be required. Note—An environmental offset is provided for any permanent, irreversible loss or reduction in matters of local (high) environmental significance caused by the development. An environmental offset is carried out as per	No acceptable outcome is nominated.	**Complies with the PO** The Disturbance Footprint, including the site access, is located on land that is largely cleared and mapped as Category X (non-remnant vegetation) with minor areas of Category R on the Vegetation Management Regional Ecosystem Map. This vegetation was ground-truthed as non-remnant. As such, it is considered that the Project adequately retains natural assets and the limited habitat values present to the greatest extent possible. See response to PO6 for assessment of impacts to mapped waterways. Refer to **Appendix E –** Ecological Assessment Report for further detail on potential impacts and mitigation measures.

the requirements of the Queensland Government's Environmental Offsets Policy, as amended from time to time.		
PO2 Development ensures native vegetation is retained, regenerated and rehabilitated in such a way as to: a. ensure protection of areas of vegetation within biodiversity corridors and wildlife habitats; b. maintain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio; c. maximise the linkages between vegetation located on the subject site; d. maximise linkages between vegetation located on adjacent properties within the biodiversity network; e. allow the dispersal or movement through biodiversity corridors; and f. protect riparian vegetation in and adjacent to watercourses.	No acceptable outcome is nominated.	**Complies with the PO** The Disturbance Footprint is located on land that is mapped as Category X with minor areas of Category R on the Vegetation Management Regional Ecosystem Map. The vegetation was ground-truthed as non-remnant vegetation. It is acknowledged the proposed Disturbance Footprint does contain 0.6 ha of Category R vegetation. The mitigation hierarchy will be applied to avoid this vegetation to the greatest extent possible through micro-siting and design, Any potential clearing of this vegetation will be carried out in accordance with the Accepted Development Vegetation Clearing Code (ADVCC). Due to the cleared nature of the site, no impacts to vegetation linkages, dispersal or movement through biodiversity corridors is anticipated. For matters regarding riparian vegetation adjacent to watercourses, refer to the response to PO6. Refer to **Appendix E –** Ecological Assessment Report for further detail.
Matters of local (general) environmental significance Editor's note—Refer to overlay map OM-3A		
PO3 Development minimises impacts on biodiversity values by ensuring they are retained to the greatest extent possible. Editor's note—Minimising the impacts on biodiversity values can be achieved by:	No acceptable outcome is nominated.	**Not Applicable** The Study Area is not mapped as containing Matters of local (general) environmental significance.

a. retaining native vegetation; b. allowing for the regeneration of native vegetation; c. landscaping with native local plants; d. locating and designing public access (for example roads, bushfire separation areas etcetera) to avoid disturbance of ecological values; e. accommodating the safe movement of wildlife through the site; and f. limiting alterations to natural landforms and avoiding disturbance to natural waterways and drainage paths.		
Biodiversity corridors and wildlife habitats Editor's note—Refer to overlay map OM-3B		
PO4 Development maintains unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle by: a. ensuring development, including roads, pedestrian access and in-stream structures, do not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors; b. providing effective wildlife movement infrastructure in accordance with best practice and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and c. separating fauna from potential hazards through the use of appropriate fencing. Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the development site does not contain any matters of environmental significance will be required.	No acceptable outcome is nominated.	**Not Applicable** The Study Area is not mapped as containing biodiversity corridors and wildlife habitat.

Editor's note—Biodiversity corridors have been mapped based on a minimum width of 500 metres.		
PO5 Development: a. retains and protects areas of wildlife habitat that support a critical life stage ecological process such as feeding, breeding or roosting for identified species; and b. incorporates measures as part of siting and design to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.	**AO5.1** Development retains and protects native fauna feeding areas, nesting, breeding and roosting sites within the identified wildlife habitats. Editor's note—Development applications lodged with Council must identify all species listed that are present within or adjacent to the premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the SC6.8 — Ecological assessment planning scheme policy.	**Not Applicable** The Study Area is not mapped as containing biodiversity corridors and wildlife habitat.
Wetlands and waterways Editor's note—Refer to overlay maps OM-3C and OM-3D		
PO6 Development has no adverse impacts on: a. native vegetation; b. habitat; c. ecological functions; d. water quality; and e. nature conservation values. Editor's note—Waterway buffers (aside from MSES-Waterways) have been mapped based on the following minimum widths: a. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) for stream orders 1 and 2; b. 100 metres (fifty (50) metres either side of the waterway) for stream orders 3 and 4; c. 200 metres for stream order 5 and above, except for the Fitzroy River; and d. for the Fitzroy River: 350 metres buffer (175 metres	No acceptable outcome is nominated.	**Complies with the PO** The Disturbance Footprint is intersected by an unnamed tributary of Eight Mile Creek, which is mapped as a 'Queensland waterway for waterway barrier works' in accordance with the *Fisheries Act 1994* (Fisheries Act). It is however noted that the watercourse buffer (50 m – stream order 1) intersects the Disturbance Footprint in the south-west corner of the Project. No permanent above or below ground infrastructure is proposed in the buffer area. Where the Project's access track intersects the watercourse, this will be constructed in accordance with the accepted development requirements (ADR) for waterway barrier works or otherwise under a separate

either side of the waterway) upstream of the Fitzroy River Barrage, and 450 metres (225 metres either side of the waterway) downstream of the Fitzroy River Barrage. Editor's note—Wetland buffers have a minimum width of: e. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) in urban areas; and f. 200 metres buffer (100 metres either side of the waterway) in non-urban areas. Editor's note—Vegetation clearing undertaken as a consequence of development occurs in compliance with the *Vegetation Management Act 1999* and *Nature Conservation Act 1992*.		development application for operational works. Impacts within the Disturbance Footprint where the watercourse 25 m buffer intersects are limited to clearing vegetation above 100 mm. This includes removal of the small paddock trees and maintenance of grass to 100 mm tall. Refer to the assessment provided in Table 5.4f the Ecological Assessment Report (**Appendix E**) which concludes that the management of vegetation within the prescribed waterway buffer is unlikely to result in an adverse impact on native vegetation, habitat, ecological functions, water quality or nature conservation values.
Hydrology		
PO8 Development: a. enhances or maintains the existing groundwater hydrological regime of all areas of environmental significance; and b. ensures that the water table and hydrostatic pressure in the area of environmental significance is returning to its natural state.	No acceptable outcome is nominated.	**Complies with the PO** The proposed development requires only minor modifications to landform. Impacts to exiting groundwater hydrological regimes in all areas of environmental significance will therefore be negligible. Refer to the Stormwater Management Plan (**Appendix H**).
Non-native pest management		
PO9 Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.	**AO9.1** Development does not introduce non-native pest species.	**Complies with the AO** A Project-specific Construction Environmental Management Plan (CEMP) will be prepared and implemented prior to construction that will include measures to protect the site from non-native pest species.
Ongoing management, construction and operation		

PO10 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are avoided or minimised. Editor's note—Construction and operation related to a development are carried out in accordance with an operational management plan where appropriate. This plan can form an amendment to an existing approved management plan for the site.	No acceptable outcome is nominated.	**Complies with the PO** Mitigation and management measures will be implemented for habitat areas and include (but not limited to): • Where vegetation clearing is proposed, boundaries will be clearly demarcated. • A CEMP will be developed and implemented and will include the measures described in the EAR. • Fauna spotter-catchers will be present during all vegetation clearing activities. • Micro-siting of infrastructure. This will aim to retain habitat trees where possible. • Where habitat features such as hollow logs cannot be retained in-situ, they will be relocated to adjacent areas of suitable habitat if safe and practical. • Construction personnel will be educated (through site inductions and toolbox talks) on the potential presence of fauna. • Where encountered, personnel shall keep their distance from fauna and not harm or trap them. • Where injured fauna is encountered, a wildlife carer or vet will be contacted Refer to **Appendix E –** Ecological Assessment Report for further detail.
PO11 Development adjoining a national park or other land in a protected area estate: a. maintains and where appropriate, improves access to a protected area estate; and b. maintains a buffer to a protected area estate in accordance with minimum best practice standards and includes characteristics to avoid development impacts.	No acceptable outcome is nominated.	**Not Applicable** The Project does not directly adjoin a national park or land in a protected area estate.

Editor's note—Protected area estates include the following classes, as defined in the *Nature Conservation Act 1992*: a. national park (scientific); b. national parks; c. national parks (Aboriginal land); d. national parks (Torres Strait Islander); e. national parks (Cape York Peninsula Aboriginal land); f. national parks (recovery); g. conservation parks; h. resource reserves; i. nature refuges; j. coordinated conservation area; k. wilderness areas; l. World Heritage management areas; and m. international agreement areas.		
PO12 Management arrangements facilitate the effective conservation and protection of matters of national, state or local environmental significance, ecological processes and biodiversity values.	**AO12.1** Areas supporting matters of national, state or local significance features, biodiversity values or ecological processes are: a. transferred into public ownership where the land is required for public access or for some other public purpose consistent with its ecological, open space or recreation functions, including: i. access for maintenance; ii. linking core and remnant habitat areas; iii. protecting water quality and ecological processes; and iv. other public benefit; or b. incorporated within private open space and included within a voluntary statutory covenant	**Complies with the PO** Impacts to Matters of National Environmental Significance (MNES) have been assessed and approved, as detailed in *Assessment of Matters of National Environmental Significance – Preliminary Documentation (2021/9137); Mount Hopeful Wind Farm (Umwelt 2024)*[1]. The EAR (**Appendix E**) concludes that there will be no residual impacts on matters of state or local environmental significance through the implementation of management measures.

[1] Preliminary Documentation - Mount Hopeful Wind Farm (2021/9137)

	that is registered under the *Land Title Act 1994*. Editor's note—Matters of national, state or local environmental significance include all areas shown on all biodiversity overlay maps.	
Rehabilitation		
PO13 Areas degraded as a result of development are rehabilitated by the proponent as near as is practical to the naturally occurring suite of native plant species and ecological communities. Editor's note—A rehabilitation plan supported by expert ecological advice prepared in accordance with SC6.8—Ecological assessment planning scheme policy as well as reference to SC6.12 — Landscape design and street trees planning scheme policy will assist in demonstrating achievement of this performance outcome.	No acceptable outcome is nominated.	**Complies with the PO** At the Project's end of life, a review will be conducted to determine whether it will be renewed or decommissioned. Decommissioning will adopt the best practice approach for the removal of infrastructure. Areas of disturbed land will be revegetated with species that were present prior to construction. It is acknowledged that a condition may be included as part of the decision notice requiring the preparation of a decommissioning and rehabilitation plan at a stated time prior to the cessation of the use as agreed with Council.
Reconfiguring a lot		
PO14 The ecological function and biodiversity values of existing habitat are maintained by ensuring that reconfiguring a lot does not result in the fragmentation of habitat.	**AO14.1** Reconfiguring a lot does not result in any additional lots where the entire site is subject to: a. matters of state or local (high) environmental significance; or b. biodiversity corridors and wildlife habitats; or c. waterways and wetlands. **AND** **AO14.2** Roads created as the result of reconfiguring a lot are located between the riparian corridor and any	**Not Applicable** The Project does not involve a ROL.

	additional lots created.	

Draft TLPI Code

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DRAFT TEMPORARY LOCAL PLANNING INSTRUMENT (TLPI)

RENEWABLE ENERGY AND BATTERY ENERGY STORAGE FACILITIES

Table 9.2.3.3.1 Development outcomes for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Site characteristics		
PO1 Development is located on land that is suited for the purpose and: (a) maintains water quality and hydrogeological processes; (b) maintains ecological biodiversity and ecological connectivity; (c) prevents adverse effects on environmental and water quality values and receiving waters; (d) ensures a stabilised surface and maintains the natural topography for the land; (e) avoids character areas and heritage places; (f) avoids productive agricultural land; and	**AO1.1** Development is not located on land subject to the: (a) Agricultural land classification overlay; (b) Biodiversity areas overlay; (c) Biodiversity corridors and wildlife habitats overlay; (d) Biodiversity waterways overlay; (e) Biodiversity wetlands overlay; (f) Bushfire hazard overlay; (g) Character overlay; (h) Coastal erosion prone area overlay; (i) Coastal hazard overlay; (j) Fitzroy River flood overlay;	**Complies with the PO** The Mount Hopeful Battery Project (the Project) is located on land that is subject to: • Biodiversity waterways overlay • Bushfire hazard overlay • Steep land overlay <u>Biodiversity and water quality</u> The ecological function of this non-remnant paddock is already highly modified and provides limited habitat value, therefore, it is considered that removing the few scattered paddock trees and maintaining the grass is unlikely to cause any meaningful change. The existing ecological function of the area is likely

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(g) avoids natural hazards, or where it cannot be avoided, mitigates against the impact of natural hazards.	(k) Floodplain investigation area overlay (l) Heritage place overlay; (m) Local catchment flood overlay; (n) Special management area overlay; (o) Steep land overlay; and (p) Water resource catchments overlay.	to remain the same. Please refer to **Appendix E** for further details on how the Project avoids and mitigates potential ecological impacts. The mapped watercourse (and associated buffer) that occurs within the Project's Disturbance Footprint is a stream order one watercourse that is highly ephemeral and would only hold water following periods of intense rain. This means there is a very low risk of nutrient loading or changes to hydrology. Vegetation below 100 mm and grass will be maintained to stabilise soil and minimise erosion and sediment run off. The Project is therefore not anticipated to result in an adverse impact on water quality. <u>Hydrogeological processes</u> The Stormwater Management Plan (**Appendix H**) concludes that due to the proposed modifications to the landform being minor, the impacts of the Project on the existing groundwater hydrological regime would be negligible. <u>Stability and topography</u> The Project is located on relatively flat land and will be undertaken in accordance with a geotechnical program that requires earthworks and foundations will be carried out in accordance with the relevant Australian Standards and engineering requirements to ensure long-term stability.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		<u>Natural hazards</u> The Bushfire Management Plan (**Appendix I**) concludes that through the implementation of a 30 metre (m) asset protection zone (APZ) around above-ground infrastructure along with other mitigation measures such as appropriate access and fire water supply, the risk to people and property from bushfire hazard is reduced to a tolerable level. Other natural hazards including flooding have been considered for the Project. A Stormwater Management Plan (**Appendix H**) has been prepared which concludes that increases in flood impacts are unlikely through the implementation of a stormwater management system with the capacity to convey run off from impervious surfaces and local catchment flooding safely. <u>Agriculture</u> The Project is not located on land mapped as ALC Class A or B and is therefore considered to adequately avoid productive agricultural land. Notwithstanding, the balance of the property will continue to be used for low intensity grazing activity. <u>Heritage</u> The Project is not located on any mapped character areas or heritage places.
Facility location		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO2 Development is connected to the power grid network and has regard to: (a) safety of the network connection; (b) the location of the network connection and associated infrastructure; and (c) the scenic landscape character of the location. *Note—Compliance with this Performance outcome may be demonstrated by providing a technical assessment report including preliminary grid connection plans prepared by a suitably qualified professional.*	**AO2.1** AO2.1 Development is located within 2,000 metres of the existing or approved: (a) electricity network; or (b) substation. AO2.2 Battery storage facilities are located towards the centre of the site and not adjacent to sensitive land uses and property boundaries. AO2.3 Battery storage facilities in public areas (e.g. road reserve and parks) or residential zones are: (a) less than 2.4 metres in height; and (b) less than 4 metres in length. AO2.4 Battery storage facilities are designed to: (a) maximise passive cooling; (b) use mechanical cooling where the ambient temperatures could cause battery explosion and fire; and (c) contain battery explosions and fire.	**Complies with the PO** The Project is co-located with existing Powerlink transmission line infrastructure of which it will connect into. Neoen has been engaging with Powerlink since 2018 to confirm network capacity and the suitability of the Project. Correspondence provided by Powerlink confirms the suitability of the Project connecting the first stage of the battery, with the second stage to be confirmed by Powerlink following the confirmation of Gladstones Priority Transmission Investment (PTI) program. The Project Study Area was selected as it achieves both co-location and minimal impact to the scenic character of the location, due to the significant setback of the development from the road frontage and the nearest sensitive receptors.
Amenity		
PO3 Development is located to protect and manage adverse effects on the amenity of surrounding sensitive land uses and the existing streetscape and broader region, having regard to: (a) the intent of the zone and surrounding zones that may be affected;	**AO3.1** Development is setback: (a) 500 metres from Environmental Management and Conservation zone, except where siting is within 250 metres of a major electricity corridor or electricity easement; (b) 2,000 metres from a Township zone, Rural residential zone, residential zone, emerging	**Complies with PO3 and PO4** The Project's Disturbance Footprint represents approximately 4.4% of the property of which it is sited. As such, it is considered that it does not restrict the intent of its surrounding rural zoning.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(b) the significance of the visual and character values; and (c) the streetscape character.	communities zone and any other surrounding sensitive land use; and (c) 30 metres from all property boundaries.	The Project is located approximately 1.3 kilometres (km) from its road frontage of South Ulam Road and approximately 1.65 km from the nearest sensitive receptor. Due to its remote location, negligible landscape and visual amenity impacts are anticipated. This view was confirmed by Council officers during pre-lodgement discussions; confirming that a Landscape and Visual Impact Assessment (LVIA) was not necessary for the Project's development application. Further, the Project is visually obscured by vegetation throughout the surrounding property, largely screening it from view from relevant viewpoints (refer to **Figure 6.6**). As such, it is considered that the Project is appropriately sited to reduce potential visual amenity impacts and is unlikely to result in adverse effects on the surrounding rural character. The Project's design and siting has had regard to the sensitivity of the landscape by: • Achieving co-location with existing infrastructure (representing a minor and incremental increase to cumulative amenity impacts). • Avoiding the placement of above and below ground infrastructure within mapped waterways.
PO4 Development has regard to: (a) the sensitivity of the landscape, visual intrusion from public roads, public viewer places and from sensitive land uses; (b) the size, height, scale, spacing, colour and surface reflectivity of the facilities components; (c) the number of facilities located close to each other within the same landscape; (d) the excessive removal, or planting of inappropriate species of vegetation; (e) the location, size, height and scale of other ancillary uses, buildings and works including major electricity corridor or easement, battery storage units and associated access roads; and (f) the proximity to environmentally sensitive areas such as public land, waterways and low-lying areas. *Note—a visual impact assessment will be required for sites visible from public roads, public viewer places and sensitive land uses. Visual impact assessment is required to be undertaken in accordance with the Scenic Amenity Planning Scheme Policy.* *Note—an ecological assessment and environmental management plan in accordance with the ecological assessment*	No acceptable outcome is nominated.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
planning scheme policy will be required for development		• Siting the Project within areas of non-remnant vegetation only and minimising its removal to the greatest extent possible. • Developing the Project in a remote location, well setback from the road frontage, minimising the likelihood of impacts resulting from height, scale and reflectivity of the facilities components.
PO5 Development minimises impacts on character, amenity and landscape values by: (a) locating: i. with other energy facilities in circumstances where the cumulative visual impacts resulting from colocation are negligible; or ii. where possible and practical, in areas where the predominant land uses are energy facilities, industrial uses or commercial uses; and (b) facilitating future co-location with other energy facilities.	No acceptable outcome is nominated.	**Complies with the PO** It is considered that the co-location of the Project with existing Powerlink transmission infrastructure does not represent a cumulative impact given its setback distances from the road frontage and the nearest sensitive receptor. It is noted that the battery would be co-located with the approved Mount Hopeful Wind Farm, which is located on land to the west of the Project's Study Area. It is therefore considered that the Project is not a significant visual departure from the existing and approved infrastructure that does/will surround it.
Acoustic assessment measures		
PO6 Development is located to protect and manage adverse effects on the amenity of surrounding sensitive land uses, having regard to the outdoor (free field) daytime and night-time 'A' weighted equivalent acoustic level (Laeq), assessed at all noise affected existing or approved sensitive land uses.	AO6.1 Development has an outdoor (free field) night-time (10pm to 6am) acoustic level that does not exceed: (a) 35dB(A); or (b) the background noise (LA90) by more than 5dB(A); whichever is the greater.	**Not applicable** Council officers via pre-lodgement meeting confirmed that the appropriate criteria for the Project's noise assessment are the Acoustic Quality Objectives (AQO) under the Environmental Protection (Noise) Policy 2019 (EPP (Noise)). Refer to **Appendix F** for the full Noise Impact Assessment which

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO6.2 Development has an outdoor (free field) daytime (6am to 10pm) acoustic level that does not exceed: (a) 37dB(A); or (b) the background noise (LA90) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.	demonstrates compliance with the AQO, and therefore, PO6.
Public safety		
PO7 The development is designed to: (a) optimise security; (b) minimise public safety incidents; (c) prevent unauthorised or accidental public access to the site; and (d) prevent impacts from crime. *Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.*	AO7.1 The site is secured by a fence to prevent unauthorised or accidental public access to the facility. AO7.2 Public warning and information signs are erected on a boundary or perimeter security fence to comply with workplace health and safety requirements. AO7.3 Battery storage facilities in public areas (e.g. road reserve and parks) are vandal proof.	**Complies with the AO** The Project is secured by security fencing along with CCTV and other crime prevention measures, including public warning and information signage. Given the Project's remote location, it is considered that the *State government Crime Prevention Through Environmental Design Guidelines for Queensland* are not relevant in this instance.
Landscaping		
PO8 Landscaping mitigates: (a) increases in heat on the microclimate; (b) minimises adverse visual impacts of the facility from the street, sensitive land uses and public viewer places; and (c) integrates existing native vegetation into the landscaping design in accordance with the	**AO8.1** Landscaping minimises increases in heat on the microclimate of the site and surrounds by: (a) locating landscaping around the Renewable energy facilities; and (b) including dense mature screen landscaping, a minimum of 10 metres wide around the Renewable energy facilities.	**Complies with the PO** Due to the Project's remote location, surrounded by vast rural land, it is highly unlikely the Project will result in increased heat within the microclimate of the area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Landscape design and street trees planning scheme policy.	**AO8.2.1** Within the building setbacks, dense mature landscaping screens facilities from the public roads, surrounding sensitive land uses, or any other highly visible public vantage point. OR **AO8.2.2** A 3 metre high screen fence is provided to screen all facilities from public roads, surrounding sensitive land uses, or any other highly visible public vantage point. **AO8.3** Retention of mapped native vegetation areas may be used as dense screening where more than 10 metre wide.	
PO9 Facilities assist with the movement of wildlife through the site by: (a) incorporating wildlife corridors and habitat refuges; and (b) incorporating fencing that allows the passage of small animals without unreasonably compromising the security of the facility.	No acceptable outcome is nominated.	**Complies with the PO** The Project will only restrict small areas (relative to its vast rural surrounds) of the property with security fencing. As such it is considered unlikely to impede the movement of wildlife through the site.
Hazards and risk mitigation		
PO10 Battery storage facilities are appropriately located, designed and separated to avoid harm or mitigate the risk of harm to people, surrounding land uses and environmental values by:	No acceptable outcome is nominated.	**Complies with the PO** The development application is supported by a: • Hazard Incident Management Plan (HIMP) (**Appendix J**)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
(a) avoiding or where unable to avoid, minimise the risks of fire, explosion, thermal emission and containment release on and from the premises; (b) avoiding or where unable to avoid, mitigate the risks to the use of bushfire (including airborne debris), flood and vehicular impact; and (c) facilitating effective and efficient fire and emergency service response in the event of a fire, bushfire, explosion, contamination leak or other incident triggering an emergency service response. *Note – Development applications should be supported by assessment material such as f a risk management plan, fire and bushfire management plan and emergency plan. These plans must be prepared by a suitably qualified and experienced person.* *Note—Compliance with this Performance Outcome may be demonstrated by addressing CFA Design Guidelines and Model Requirements*		• Bushfire Management Plan (BMP) (**Appendix I**) • Emergency Response Plan (ERP) (**Appendix K**). The HIMP concluded that with the required certifications, fire detection measures, fire protection measures and appropriate separation to adjacent infrastructure, the Project is sufficiently safe from battery fire hazard. Further, it was recommended that the Project's retention pond is designed so that it can capture 100% of the required fire water storage capacity. It is noted that the HIMP is a precursor to a project-specific Fire Safety Study (FSS) which is developed during the detailed design of the Project and will appropriately reflect the recommendations of the HIMP. For matters relating to risk of bushfire hazard, please refer to the response in PO1. The ERP provides adequate response procedures and notification and communication requirements in the event of an emergency which triggers an emergency response. It is therefore considered that through the implementation of the recommendations of the HIMP, BMP and ERP, the Project adequately mitigates the risk of harm to

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
		people, surrounding land uses and the environment.
Emergency management		
PO11 Development has an emergency management plan that addresses natural hazards and extreme events to ensure that the facility does not unduly burden Emergency services. *Note—Compliance with this requirement may require the facilities to be consistent with AS.3745 Planning for emergencies in facilities battery explosion risk management*	No acceptable outcome is nominated.	**Complies with the PO** The Project is supported by an ERP (**Appendix K**) which has been prepared in compliance with AS.3745-2010. The ERP provides appropriate response procedures and notification and communication requirements in the event of an emergency which triggers an emergency response. It is noted that this document will be continuously updated throughout the life of the Project to ensure it adequately captures the detailed design and operation of the Project.
Construction management		
PO12 Development avoids, minimises or mitigates impacts on soils to ensure these can be maintained or returned to a pre-construction standard. *Note—Compliance with this Performance outcomes may be demonstrated by Transport impact assessment and management plan, for during both construction and operation of the Renewable energy facility.*	**AO12.1** Development on land mapped as ALC provide for removable options for the foundations instead of buried concrete foundations. **AO12.2** Construction management practices minimise impacts on soil such as: (a) storage of excavated ALC soils and replacing these as part of decommissioning; (b) maintaining a stabilised surface; and (c) identify site configurations to avoid land fragmentation and to manage overland flows and stormwater from any increase in impervious area.	**Complies with the PO** The Project is not located on ALC land and will require minimal ground disturbance for its construction. All site earthworks and foundation works will be carried out in accordance with the relevant Australian Standards and engineering requirements.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Decommissioning and rehabilitation		
PO13 Following cessation of the use, the site is rehabilitated to a condition which is suitable for other uses compatible with the planning scheme zone of the site.	**AO13.1** Restoration of land after decommissioning considers: (a) who will be responsible for decommissioning the facility; (b) at what stage the responsible authority will be advised the facility will be decommissioned; (c) the processes, plans and procedures for removing all built form and for restoring the land to its pre-developed or natural state; (d) where equipment and material will be disposed and if it can be reused or recycled; and (e) the timeline for the decommissioning work. **AO13.2** Restoration of the land is completed within 12 months after the use has ceased operation and the facility is decommissioned.	**Complies with the PO** The Project will likely have an operational life of 20 to 30 years, after which the infrastructure will be removed from the site and the land rehabilitated to a condition suitable for other uses that are compatible with its rural zoning. It is acknowledged that Council may include a condition for the preparation of a decommissioning management plan to be prepared prior to the cessation of the use.

Rural Zone Code

Table 6.7.4.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Comments
Where involving a new building or expansion to an existing building		
Built form		
PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	**AO1.1** The height of buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses. Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.	**Complies with the PO** The Project will involve structures exceeding 2 storeys and 10 m above ground level. Specifically, these structures consist of components of the switchyard and overhead line towers. The proposed Disturbance Footprint will utilise approximately 4.4% of the total lot area that it is situated within, with the balance to be retained for its current rural use. Given its co-location with existing Powerlink electrical infrastructure (above 10m) and minimal site constraints, the proposed location presents as the best option with the least impact. It should be noted that the operational lifespan of the Project is anticipated to be up to 30 years, in after which the site will be returned to its current state following decommissioning at the end of its operational life.
Land use		
Aquaculture		
PO2 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.	**AO2.1** Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture, Fisheries and Forestry	**Not Applicable** The Project does not involve aquaculture activities.

<table>
<tr><td></td><td>Code for accepted development requirements for material change of use that is aquaculture as updated from time to time.</td><td></td></tr>
<tr><td colspan="2">Dwelling house or dwelling unit</td><td></td></tr>
<tr><td>PO3
Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.</td><td>AO3.1
Development:
a. is set back a minimum of twenty (20) metres from all site boundaries; and
b. is separated from an existing or approved:
i. intensive animal industry by a minimum of 1,000 metres; and
ii. extractive industry operation as follows:
<table><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extractive industry operation involving blasting</td><td>1,000 metres</td></tr><tr><td>A hard rock extractive industry</td><td>500 metres</td></tr><tr><td>A sand and gravel extractive industry</td><td>200 metres</td></tr><tr><td>A designated haul route</td><td>100 metres</td></tr></table>AND
AO3.2
Where a secondary dwelling is proposed, that dwelling:
a. is contained within the same lot; and
b. is no more than eighty (80) square metres gross floor area.</td><td>Not Applicable
The Project does not involve a dwelling house or dwelling unit.</td></tr>
<tr><td>PO4
Dwellings have adequate access to services to ensure the safety and well-being of residents and the water</td><td>AO4.1
A dwelling
a. has a legal access to a constructed road; and</td><td>Not Applicable
The Project does not involve a dwelling house or dwelling unit.</td></tr>
</table>

supply is adequate for the current and future needs of the development.	b. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	
Caretaker's accommodation		
PO5 The development does not compromise the productivity of the use.	**AO5.1** No more than one (1) caretaker's accommodation is established on the site.	**Not Applicable** The Project does not involve caretaker's accommodation.
PO6 A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	**AO6.1** A caretaker's accommodation: a. has a legal access to a constructed road; and b. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	**Not Applicable** The Project does not involve caretaker's accommodation.
Home based business		
PO7 Development for a home based business is operated, designed and sited in a manner that: a. is an appropriate scale and intensity; b. is integrated with the primary use of the site for a dwelling house; c. does not adversely affect the safety and private recreation needs of adjoining premises;	**AO7.1** The home based business has a maximum gross floor area of 100 square metres. **AND** **AO7.2** The home based business is carried out within an existing building or structure. Note—This does not include the parking of vehicles.	**Not Applicable** The Project does not involve a home-based business.

d. does not adversely affect the streetscape and street function; and e. does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	**AND** **AO7.3** Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care). **AND** **AO7.4** The home based business involves a minimum of one (1) resident of the dwelling. **AND** **AO7.5** A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business. **AND** **AO7.6** The home based business contains visitor parking within the site. **AND** **AO7.7** The home based business where for bed and breakfast accommodation: a. the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and b. guests stay a maximum of fourteen (14) consecutive nights. **AND** **AO7.8** Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise. **AND** **AO7.9** No more than one (1) commercial vehicle is associated	

	with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles. Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles. **AND** **AO7.10** The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight. **AND** **AO7.11** Noise levels do not exceed acoustic quality objectives under the *Environmental Protection (Noise) Policy 2019*, as updated from time to time.	
Additional outcomes for home based business involving heavy vehicles		
PO8 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	**AO8.1** A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time. **AND** **AO8.2** Heavy vehicles and heavy trailers: a. are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes; b. if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and c. do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot. **AND**	**Not Applicable** The Project does not involve a home-based business involving heavy vehicles.

	AO8.3 The business does not include the loading or unloading of vehicles or storage of goods. **AND** **AO8.4** The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road. **AND** **AO8.5** Heavy vehicles are stored onsite and located a minimum distance of: a. twenty (20) metres from the frontage; and b. fifteen (15) metres from side and rear boundaries. **AND** **AO8.6** Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.	
Roadside stall		
PO9 A roadside stall: a. does not impact on the amenity of adjoining land uses and the surrounding area; b. does not adversely affect the safety and efficiency of the road network; c. is ancillary to the farming use conducted on the same site; and d. sells only fresh produce grown locally.	**AO9.1** Any structure used for a roadside stall: a. has a maximum floor area of twenty (20) square metres; b. is located entirely within the property and not on the road reserve; and c. is set back from any boundary adjoining residential premises a minimum of six (6) metres. **AND** **AO9.2** Site access, car parking and storage areas: a. are located entirely within the property and not	**Not Applicable** The Project does not involve a roadside stall.

	on the road reserve; and b. use the same driveway as the primary property access. **AND** **AO9.3** The roadside stall is associated with a rural use conducted on the same site.	
Rural workers' accommodation		
PO10 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	**AO10.1** On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	**Not Applicable** The Project does not involve rural workers' accommodation.
PO11 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	**AO11.1** Rural workers' accommodation: a. has a legal access to a constructed road; and b. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	**Not Applicable** The Project does not involve rural workers' accommodation.
Effects of development		
PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	**AO12.1** Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	**Complies with the AO** The Project does not adjoin residential zoned land. Notwithstanding, proposed security/nighttime lighting will comply with the relevant Australian Standards and will be directed into and downward to the project area to avoid impacts on the surrounding environment.

Where in the Alton Downs precinct Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.		
PO13 Residential uses are sufficiently separated from road frontages in order to protect the amenity of residents and to ensure the character of the area is maintained.	**AO13.1** A dwelling house is setback a minimum of six (6) metres from front boundaries. Note—There is no specific setback to any other boundary.	**Not Applicable** The Project is not located within the Alton Downs Precinct.

Table 6.7.4.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
General		
PO14 Development that does not involve rural uses: a. is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; b. does not restrict the ongoing safe and efficient use of nearby rural uses; and c. is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries. Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13. Editor's note—Applicants should have regard to the State Planning Policy Guideline — State Interest — Agriculture.	No acceptable outcome is nominated.	**Complies with the PO** The Project is not located on, or adjacent to, land identified on the ALC overlay mapping and the Project does not involve a rural use. The proposed Disturbance Footprint will utilise approximately 4.4% of the total lot area that it is situated within, with the balance to be retained for its current rural use. It is centrally sited, providing a setback of approximately 1.65 km from the nearest use and will be sufficiently screened from neighbouring rural uses. As such, the Project is not considered to restrict the ongoing safe and efficient use of nearby grazing activity.
PO15 Uses that require isolation from urban areas are accommodated only where:	No acceptable outcome is nominated.	**Complies with the PO** The Project cannot be located in an industrial or alternate zone due to the critical requirement for co-

a. they cannot be more appropriately located in an industrial or other relevant zone; b. they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and c. potential impacts can be appropriately managed. Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline — State Interest — Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.		location with existing electrical infrastructure and future co-location with the approved Mount Hopeful Wind Farm. Co-location with existing electrical infrastructure is also a requirement under Council's draft TLPI. The site is uniquely positioned adjacent to essential grid assets, allowing for a direct and highly efficient connection to the local grid network. Potential impacts, particularly visual and noise related, have been proactively addressed through the strategic siting of the Project. The 1.32 km setback from South Ulam Road, combined with the 1.65 km distance from the nearest sensitive receptor, significantly mitigates potential visual effects and preserves the rural landscape character. In addition, the placement and design of the Project allows for effective management of operational impacts, including noise, ensuring they remain within acceptable limits and are unlikely to cause nuisance to nearby land users.
PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to: a. maximisation of vegetation retention and protection of vegetation from the impacts of development; b. avoidance of potential for erosion and minimisation of earthworks; c. retention and protection of natural drainage lines and hydrological regimes; and d. avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	**Complies with the PO** The design of the Project has been optimised so that most of the Disturbance Footprint is located within cleared land. Where this is not possible, impacts are primarily within non-remnant areas, avoiding the clearance of native vegetation as much as possible. Mitigation and management measures will be implemented, including (but not limited to), the development of Construction Environmental Management Plan (CEMP), micro-siting infrastructure, demarcating clearing and construction

		areas, development and implementation of an ESCP, installation of sediment fences, stabilisation works to reduce erosion etc. The Stormwater Management Plan confirms that natural drainage lines will not be impacted. Further, the majority of the Study Area is mapped as very low erosion vulnerability. Notwithstanding, a project-specific Erosion and Sediment Control Plan (ESCP) will be prepared that includes measures that will be installed, managed and maintained in accordance with the relevant standards are guidelines. Similarly, a range of mitigation measures are proposed to minimise contamination risk to the receiving environment, including the safe storage of chemicals and the installation of a septic tank and appropriate drainage works in accordance with the relevant standards. Refer to **Appendix E** – Ecological Assessment Report and **Appendix H –** Stormwater Management Plan for further detail.
Land use		
Animal keeping — kennels or catteries		
PO17 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: a. animals are securely housed; b. the use does not create a nuisance beyond the site boundaries; and c. the use does not create adverse environmental impacts.	**AO17.1** Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares. **AND** **AO17.2** Animal enclosures are set back a minimum of 250 metres from any sensitive land use. **AND**	**Not Applicable** The Project does not involve animal keeping.

<table>
<tr>
<td></td>
<td>AO17.3
Buildings used for animal keeping are:
a. constructed with impervious reinforced concrete floors; and
b. gravity drained to the effluent collection/treatment point.
AND
AO17.4
Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00.
AND
AO17.5
A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.
AND
AO17.6
Animal enclosures are set back to roads, streets and water resources as follows:
<table>
<tr><th>Location</th><th>Setback</th></tr>
<tr><td>Road frontages</td><td>50 metres</td></tr>
<tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100 metres</td></tr>
<tr><td>Top bank of dry or perennial gully</td><td>30 metres</td></tr>
</table>
</td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PO18
Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse</td>
<td>AO18.1
Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface</td>
<td>Not Applicable
The Project does not involve aquaculture activities.</td>
</tr>
</table>

impacts on the amenity, water quality, ecological values and existing fish habitats.	area are carried out in accordance with State Planning Policy Guideline — State Interest — Agriculture Part D 4. Model land use code provisions for aquaculture, as updated from time to time.	
Bulk landscaping supplies, rural industry or wholesale nursery		
PO19 Development is located on sites: a. of sufficient size, to minimise adverse impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions; b. where the operation is within the safe and effective design capacity of the road system; and c. where the operation does not impact upon water quality.	**AO19.1** A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises. **AND** **AO19.2** Sales, storage, handling, packaging and production areas are set back a minimum of: a. 100 metres from any dwelling on surrounding land; b. fifty (50) metres from state controlled roads and twenty (20) metres from all other roads; and c. thirty (30) metres from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water. **AND** **AO19.3** Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding ten (10) per cent. **AND** **AO19.4** There is direct access to a minor urban collector or higher order road.	**Not Applicable** The Project does not involve bulk landscape supplies, rural industry or wholesale nursery.
Intensive animal industry		
PO20 Intensive animal industry uses are sited, constructed	No acceptable outcome is nominated.	**Not Applicable**

and managed such that: a. animals are securely housed; b. the use does not create a nuisance on adjoining sensitive land uses; c. buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection/treatment point; d. animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and e. a person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times. Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline — State Interest — Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.		The Project does not involve intensive animal husbandry.
PO21 Intensive animal industry does do not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve intensive animal husbandry.
PO22 Intensive animal industry is not located within: a. a declared catchment area; or b. a declared groundwater area.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve intensive animal husbandry.
PO23 Intensive animal industry has suitable access to road	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve intensive animal

or rail infrastructure via a sealed road to an access point with a state controlled road.		husbandry.
Intensive horticulture		
PO24 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture: a. is contained and treated so that nutrients and sediments can be removed from the water; b. where possible, treated water is re-used; and c. waste water is only disposed of when acceptable nutrient levels are achieved. Editor's note—Applicants should have regard to the State Planning Policy Guideline — State Interest — Agriculture. Editor's note—The *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* applies to intensive horticultural uses.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve intensive horticulture.
PO25 Intensive horticulture activities are not located within: a. a declared catchment area; or b. a declared groundwater area.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve intensive horticulture.
Outdoor sport and recreation or community use		
PO26 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to: a. minimise adverse impacts on the agricultural productive capacity of the site and the locality; b. minimise impacts on the amenity of the locality, in particular noise (including limiting	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve outdoor sport and recreation or community use.

the hours of operation), odour, light and dust emissions; and c. operate within the safe and effective design capacity of the region's road system.		
Renewable energy facility — wind farms		
PO27 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve renewable energy facility – wind farm.
Rural workers' accommodation, farm stay and tourism uses		
PO28 Tourism, short-term accommodation (farm stay) and rural workers' accommodation uses are: a. associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and b. not located in areas identified on the Agricultural Land Classification (ALC) overlay maps.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve rural workers' accommodation, farm stay or tourism uses.
Transport and freight uses		
PO29 Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve transport and freight uses.
Effects of development		
PO30	No acceptable outcome is nominated.	

Effective separation distances are provided to minimise conflicts with sensitive land use(s). Editor's note—Where potential conflicts between agricultural and residential land uses may occur, applicants should refer to State Planning Policy Guideline — State Interest — Agriculture. Applicants should consult with the relevant State government department prior to the lodgement of a development application.		**Complies with the PO** The Project is setback approximately 1.65 km from the closest sensitive land use. In addition, a Noise Impact Assessment has been undertaken for the Project to identify any noise impacts on sensitive land uses within 5 km. Results of the modelling show the Project is predicted to comply with the AQO during the day, evening and night periods without the need for additional noise mitigation measures. A copy of the Noise Impact Assessment is provided in **Appendix F.**
PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to: a. the scale, siting and design of buildings and structures; b. visibility of buildings and structures when viewed from roads and other public view points; and c. any heritage places.	No acceptable outcome is nominated.	**Complies with the PO** The Study Area of the Project does not include any heritage places. The Project is proposed to be located centrally on the land parcels. This creates a setback of approximately 1.32 km from South Ulam Road Existing vegetation along the road frontage will be retained along with most of the existing vegetation along the watercourses that run throughout the Study Area. The central siting of the Project, significant setback from South Ulam Road and the retention of vegetation ensures the development is screened and minimises the impact upon amenity and character of the locality.
PO32 Development responds sensitively to on-site and	No acceptable outcome is nominated.	**Complies with the PO** The Project has been designed to ensure hazards

surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: a. any hazards to people or property are avoided; b. any earthworks are minimised; c. the retention of natural drainage lines is maximised; d. the retention of existing vegetation is maximised; e. leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; f. damage or disruption to sewer, stormwater and water infrastructure is avoided; and g. there is adequate buffering, screening or separation to adjoining development.		including battery fire can be adequately managed to minimise impacts to people, property and the environment. Refer to **Appendix J** for further information on hazard mitigation and management. The Project has been sited to avoid natural drainage lines and waterways to the greatest extent possible. The waterways that intersect the Study Area are avoided in design. Any works within these areas will be undertaken in accordance with accepted development requirements. The Project is sited in largely cleared areas. Any vegetation to be cleared is non-remnant and mapped as Category X and Category R vegetation which will be cleared in accordance with the Accepted Development Vegetation Clearing Code – Clearing for Infrastructure. A range of mitigation measures are proposed to minimise contamination risk to the receiving environment, including the safe storage of chemicals and the installation of a septic tank and appropriate drainage works in accordance with the relevant standards. The Project is not connected to sewer, stormwater or water infrastructure and as such will not damage or disrupt underground services.
PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	**Complies with the PO** An Emergency Response Plan (ERP) has been prepared by Riskcon Engineering for the proposed development to minimise any potential adverse impacts on people, property and the environment. A copy of the ERP is located in **Appendix K.**

		A Hazard Incident Management Plan (HIMP) has been prepared to model and assess potential hazards, including battery fire. The assessment concludes that the risks can be adequately managed with the implementation of mitigation measures and design considerations in accordance with the relevant standards.
Reconfiguring a lot		
PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	**AO34.1** Unless otherwise stated in a precinct the minimum lot size is 100 hectares.	**Not Applicable** The Project does not involve the reconfiguring of a lot.
Where in the Alton Downs precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
PO35 Development: a. is compatible with the residential amenity of the area and avoids impacts on surrounding dwellings; and b. has adequate water supply and sewerage treatment and disposal.	No acceptable outcome is nominated.	**Not Applicable** The Project is not located within the Alton Downs precinct.
PO36 The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes.	**AO36.1** The minimum lot size in the precinct is eight (8) hectares. **AND** **AO36.2** Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.	**Not Applicable** The Project is not located within the Alton Downs precinct.
Where in the cropping and intensive horticulture precinct		

Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
PO37 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	**Not Applicable** The Project is not located within the cropping and intensive horticulture precinct.
PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.	**AO38.1** The minimum lot size in the precinct is forty (40) hectares.	**Not Applicable** The Project is not located within the cropping and intensive horticulture precinct.

Steep Land Overlay Code

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Table 8.2.11.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
All development		
PO1 Development incorporates design measures for the development (including ancillary buildings, structures and swimming pools) to ensure: a. the long-term stability of the site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. people and property are protected from a potential landslide event; and d. adjoining properties are not impacted by a potential landslide event.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**Complies with the PO** A small portion to the west of the Disturbance Footprint is mapped as containing steep land of 15-20%. The development will require limited bulk earthworks, primarily for: • Site grading to achieve appropriate drainage and foundation levels, • Construction of foundations for battery units, inverters, transformers, and ancillary infrastructure, and • Internal access tracks and hardstand areas. Detailed geotechnical investigations will be undertaken during the design phase to confirm subsurface conditions (e.g. soil type, depth to rock, groundwater, bearing capacity) and to inform foundation design. All earthworks will be designed and constructed in accordance with relevant Australian Standards and local government requirements to ensure long-term stability. Cut and fill batters will be designed at stable angles or otherwise retained using engineered retaining structures if required. Compaction of fill materials will be carried out to achieve design densities and to minimise settlement risk. Drainage

		controls will be incorporated to avoid erosion or scouring around embankments, foundations, and access tracks. The Study Area will be designed to remain stable over the full operational life of the project. Retaining walls or engineered structures (if required) will be designed to Australian Standards with adequate safety factors to account for long-term loads, weathering, and groundwater conditions. Periodic inspection and maintenance of civil works (e.g. drains, embankments, foundations) will be included in the site's operations and maintenance regime.
PO2 Vegetation clearing on site does not increase the risk of a landslide event occurring.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**Complies with the PO** The Project is sited in an area that is mostly cleared of vegetation and as such any vegetation clearing required will be minor and unlikely to result in increased landslide risk. Furthermore, the majority of the Study Area is flat with negligible areas of steepness.
PO3 Development involving the manufacture or storage of hazardous materials in bulk is not at risk from a landslide event.	**AO3.1** The manufacture or storage of hazardous materials in bulk does not occur within the steep land overlay area.	**Not Applicable** The Project does not involve the manufacture or storage of hazardous bulk material.
PO4 Emergency services and community uses are able to function effectively during and immediately after landslide events.	No acceptable outcome is nominated.	**Not Applicable** The Project does not involve emergency services or community uses.
Reconfiguring a lot		
PO5 Development ensures that on all new lots: a. future building location is not located on part of the site subject to a potential landslide;	**AO5.1** When a development footprint has a slope of, or greater than fifteen (15) per cent, each new lot has a minimum size and road frontage in accordance with	**Not Applicable** The Project does not involve a ROL.

b. the need for excessive work or changes to the finished landform to construct a building or vehicular access route within the development envelope nominated is avoided; and c. future building will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this performance outcome.	Table 8.2.11.3.2. Note—The minimum lot size and road frontage stated in Table 8.2.11.3.2 prevails over the reconfiguring a lot code to the extent of any inconsistency. **AND** **AO5.2** The development has: a. a frontage to a formed road; and b. any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.	
Operational works		
PO6 Filling and excavation does not: a. occur on land that has a slope greater than or equal to fifteen (15) percent; and b. alter the existing flow of surface water or groundwater on the site.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**Not Applicable** The Project does not involve operational work for filling and excavation.

Waste Management Code

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Table 9.3.7.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
Design of waste storage areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: a. they are easily accessed and convenient to use; b. sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; c. sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; d. they are clear of car parking bays, loading bays and similar areas; and e. they are clear of footpaths and pedestrian access.	**AO1.1** Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	**Complies with the PO** During the construction phase of the Project, waste will be managed in accordance with the *Waste Reduction and Recycling Act 2011* (Qld), local council requirements, and best practice environmental management. Waste streams such as general waste, recyclables (e.g. cardboard, metals, plastics), and regulated wastes (e.g. oils, paints, solvents) will be separated on site using clearly labelled bins or skips, likely located at the end of the access road toward the BESS area. Where possible, construction materials such as timber, metal and packaging will be reused or sent to licensed recycling facilities. Any hazardous or regulated waste generated (e.g. contaminated soil, fuel or oil residues) will be collected, stored, and transported in accordance with legislative requirements by appropriately licensed contractors to an approved disposal facility. Site personnel will receive inductions and toolbox talks on waste handling procedures. Waste volumes and disposal records will be monitored and maintained. During the operational phase, the Project will generate minimal waste, primarily related to maintenance activities. Routine waste (e.g. packaging from replacement parts, office waste) will be stored in appropriate containers and collected by

		licensed waste service providers. Any electrical components or associated materials will be classified as regulated waste and managed in accordance with Queensland legislation. These will be removed by qualified contractors and returned to the manufacturer or sent to approved recycling or treatment facilities. Any oils, coolants, or similar liquids generated during maintenance will be collected and removed by licensed contractors. Waste management procedures will be reviewed periodically to identify opportunities for waste minimisation, recycling, and compliance with evolving best practice.
Kerbside waste servicing		
PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	**AO2.1** Waste bins are located on the footpath so that: a. bins are located one (1) metre apart from other bins and obstructions; b. all bins are accommodated within the street frontage of the site; c. a clear pedestrian access way two (2) metres wide is retained; and d. bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.	**Not Applicable** Any waste generated by the Project will be disposed of by licensed contractors.
PO3 Waste storage minimises adverse impacts on adjoining properties.	**AO3.1** Waste storage areas are: a. integrated with the building design; or b. set back a minimum of two (2) metres from any boundary; and c. screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and	**Complies with AO3.1 and AO3.2** Waste storage areas will be confined to the Study Area which is located approximately 1.65 km from the nearest neighbour. Waste storage areas will be located in areas behind built form to screen from view. Storage containers will have lids to prevent access by wildlife and vermin, as well as the escape of

	d. not located directly adjoining dwelling units on the site and on neighbouring properties. **AND** **AO3.2** Waste bins are fitted with lids.	waste in windy conditions.
PO4 Waste storage areas: a. have a level area on impermeable, durable materials so that they are easily cleaned; and b. have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.	No acceptable outcome is nominated.	**Complies with the PO** Waste storage areas will be located within the Study Area on a level hardstand area. Sufficient clearance will be provided to allow maneuvering and washing.
Water management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	**AO5.1** Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. **AND** **AO5.2** Wash-down areas are: a. provided with a tap and water supply; and b. provided with a stormwater diversion valve and arrestor trap.	**Complies with the PO** Wash down areas will be provided with water supply from on-site tanks and will drain into an on-site effluent treatment and disposal system (such as a septic system).

Water and Sewer Code

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Table 9.3.8.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
Water		
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	**AO1.1** Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	**Complies with the PO** The Study Area is not located within the water supply planning area. Accordingly, water supply will be provided commensurate to the construction and operational activities for the Project. All water required for construction activities (e.g. dust suppression, minor concrete works) will be supplied by water carts delivered to site as required. Bottled water will be provided for drinking purposes. As the site will not be connected to the local water network, drinking water for operational staff will continue to be supplied in bottled form. Water required for limited operational needs will be stored on site in dedicated tanks.
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	**AO2.1** Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO2.2** Where within a water supply planning area, staged developments are connected to the water supply	**Not Applicable** The Study Area is not located within the water supply planning area and will not be connected to reticulated water. See response to PO1 for the proposed water supply.

	network and operational prior to the commencement of the use or endorsement of the survey plan.	
Sewer		
PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO3.1** Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	**Complies with the PO** The Study Area is not located within the sewer supply planning area. Accordingly, sewer treatment and disposal will be provided commensurate with the construction and operational activities for the Project. Portable toilet facilities will be provided on site for construction personnel. These facilities will be regularly serviced by licensed contractors, with all waste transported to and disposed of at an approved wastewater treatment facility. No untreated wastewater will be discharged to land or water. Permanent toilets will be installed within the Operations and Maintenance building. Wastewater will be managed via an approved on-site effluent treatment and disposal system (such as a septic system), appropriately sized for the low level of usage anticipated during operation. The system will be designed, installed, and maintained in accordance with Queensland legislation and local government requirements. These facilities will be regularly serviced by licensed contractors, with all waste transported to and disposed of at an approved wastewater treatment facility. No untreated wastewater will be discharged to land or water.
PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	**AO4.1** Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage	**Not Applicable** The Study Area is not located within the sewer planning area and will not be connected to reticulated sewer.

	infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO4.2** Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	See response to PO3 for the proposed water supply.
Point source waste water management		
PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that: a. avoids waste water discharge to waterways; or b. minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.	**AO5.1** A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for: a. waste water type; b. climatic conditions; c. water quality objectives; and d. best practice environmental management.	**Complies with the AO** Should council deem it necessary, a WWMP can be prepared for the Project as required by development approval conditions.