

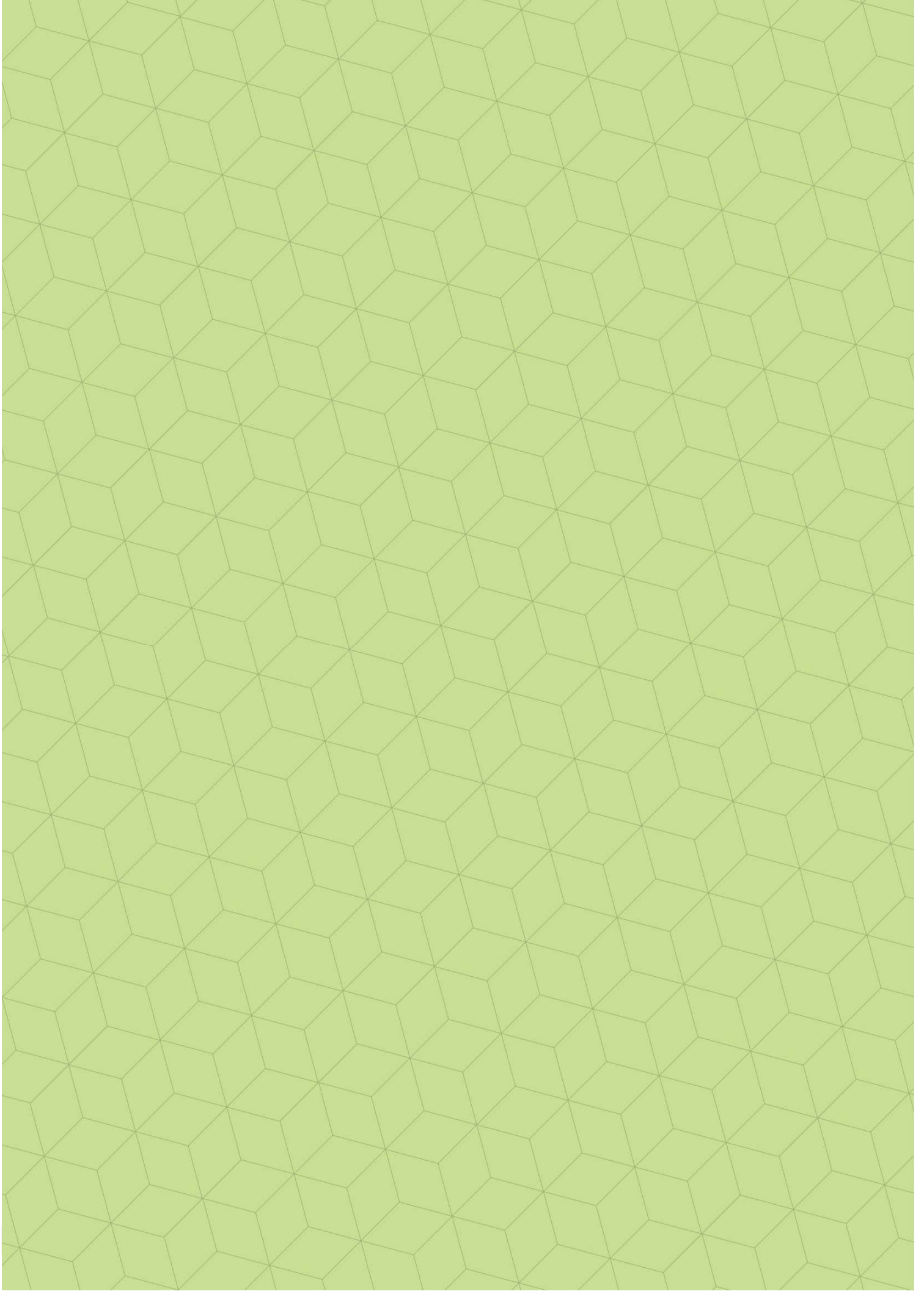


Forest Wind

Regional and Local Planning Assessment

25 September 2019





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1. Introduction

This report provides an assessment of the Forest Wind Project against the Wide Bay Burnett Regional Plan (WBBRP) and Gympie and Fraser Coast Regional Councils' planning schemes as supporting information for the application for a Material Change of Use development approval for a wind farm.

2. Regional plan

The Wide Bay Burnett region consists of Bundaberg, Fraser Coast, Gympie and North Burnett Regional Councils, as well as Cherbourg Aboriginal Shire Council. The Project is situated within the Fraser Coast and Gympie Regional Council areas.

The 20-year WBBRP seeks to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region. The plan does this by:

- addressing regional economic, social and environmental issues
- identifying key infrastructure and service needs
- strengthening economic prosperity and employment opportunities
- highlighting and responding to climate change concerns
- identifying environmental areas for protection and enhancement
- supporting growth in established regional centres and townships
- mobilising public, private and community sectors to respond to key regional issues, and
- aligning efforts across agencies and all levels of government.

The WBBRP identifies the regional framework and desired regional outcomes for the Wide Bay Burnett region. The desired regional outcomes articulate the preferred direction for the development and land-use outcomes for the region and include specific policies and programs to manage the growth of the region over the next two decades. Desired regional outcomes within the WBBRP that are relevant to the Project are identified in Table 1 below.

Table 1 Wide Bay Burnett Regional Plan desired outcomes and principles and relevance to the Project

WBBRP desired outcomes and principles	Project relevance
Desired Regional Outcome 1: Sustainability, climate change and natural hazards	
1.1 Sustainability Decision-making supports ecologically sustainable development.	<p>The Australian National Strategy for Ecologically Sustainable Development (ESD) defines the goal of ESD as: <i>Development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.</i></p> <p>The Project seeks to improve the quality of life now and in the future through clean energy generation and reducing carbon emissions, an important contribution to addressing climate change. The Project's location has been carefully selected and the site has been designed to avoid or minimise impacts on ecological processes. The existing low ecological value of the Project location will mean the Project has little or minimal impact on ecological processes. A large-scale wind farm Project will promote the up-take of renewable energy in other parts of Queensland.</p> <p>The Project complies with the desired regional outcome.</p>

WBBRP desired outcomes and principles	Project relevance
<p>1.2 Climate change The generation of greenhouse gases is reduced through land-use planning and development design.</p>	<p>The Project will help reduce Queensland's greenhouse gas emissions, contributing to the mitigation of climate change. For each 400MW of wind power capacity installed at the Project, it is estimated to greenhouse gas emissions will be offset by 1 million tonnes of CO₂e each year. Such reductions are leading in a national context.</p>
<p>1.3 Planning for climate change Long-term climate change impacts are considered in planning decisions.</p>	<p>The Project complies with the desired regional outcome.</p> <p>The Project will help reduce Queensland's greenhouse gas emissions, contributing to the mitigation of climate change. Design, construction, operation and maintenance of the Project will consider climate change impacts, such as changes in climatic conditions, and natural disasters, into account, to avoid any significant adverse impacts and to ensure the wind farm is able to continue to operate safely and effectively.</p>
<p>1.4 Mitigating hazards The resilience of communities, development, essential infrastructure, natural environments and economic sectors to recognised hazards, including the anticipated effects of climate change is increased.</p>	<p>The Project complies with the desired regional outcome.</p> <p>By locating power generation within Wide Bay, security of supply is increased to this area, as well as southeast Queensland, through localising and diversifying electricity sources. The Project's fuel source is free and available, not subject to price volatility and supply constraints, although does have intermittent characteristics. The Project will be designed, constructed and operated to minimise safety risks, protect assets and consider impacts from climate change.</p>
<p>Desired Regional Outcome 2: Environment A healthy and resilient natural environment supports the region's rich biodiversity and ecosystem services which contribute to the economic development and social and cultural identity of the region.</p>	
<p>2.1 Biodiversity The region's natural assets, biodiversity values and ecological services are protected, managed and enhanced to improve their resilience to the anticipated effects of climate change and other threats.</p>	<p>The Ecology Assessment in Appendix A.7 of the Planning Report has assessed the Project's potential impact on flora and fauna. The Project site has been designed to take into account and avoid where possible, areas of high ecological, natural and biodiversity value. The Project is ideally situated as the exotic pine plantations are considered of low ecological value. The Project has been designed to avoid impacts to flora and fauna by being located in an existing pine plantation and avoiding native vegetation and waterways. In a local Australian context, the Project will result in a material offset of greenhouse gas emissions, playing a part in the reduction in effects of climate change on the ecological system.</p>
<p>2.2 Coastal environment Coastal resources are managed while protecting human life and property from the hazards of natural fluctuations in coastal processes.</p>	<p>The Project complies with the desired regional outcome.</p> <p>Not applicable, the Project is not located within a coastal management district.</p> <p>Not applicable to the Project.</p>
<p>2.3 Air quality and noise The environment is protected to maintain the health and wellbeing of the community and the natural environment through effective management of air and noise.</p>	<p>A Noise Impact Assessment has been completed by GHD Pty Ltd and is provided in Appendix A.11 of the Planning Report. There are no sensitive land use receptors located on non-host lots within three kilometres from the nearest potential wind turbine location in the area surrounding the proposed wind farm.</p>

WBBRP desired outcomes and principles	Project relevance
<p>2.4 Regional landscapes</p> <p>Regional landscape values and areas are managed to maintain or enhance their ability to contribute to the region's liveability, lifestyle, health and economy.</p>	<p>Noise levels at all sensitive land use receptors are predicted to meet the acoustic criteria for a wind turbine operating at a wind speed of 12 m/s both during the day and night.</p> <p>One sensitive receptor is located on a host lot within the three-kilometre investigation area. The results of the noise model for the host lot demonstrate that the Project complies with the Code with a predicted noise level of 38dBA, below the 45dBA criterion.</p>
	<p>The Project complies with the desired regional outcome.</p>
	<p>A Landscape and Visual Impact Assessment (LVIA) has been completed and is provided in Appendix A.10 of the Planning Report.</p> <p>The LVIA examined the likely effects of the proposed wind farm on the landscape and visual amenity of the site and surrounding area.</p> <p>This LVIA has described and illustrated that, in general terms, the visibility of the proposed wind farm would be extremely limited. This has been indicated but perhaps underplayed by the viewpoints included in the report, which have been located at some of the most open, well used and publicly accessible locations within the study area.</p> <p>There would be no significant effects on the vast majority of residents, tourists, recreational users, motorists, or rail users within the study area. Due to the carefully considered location and design of the proposed wind farm, the proposed turbines would be at least partially screened in many views, limiting the potential effects on both visual receptors and on landscape character.</p> <p>By siting the proposal wholly within plantation forestry, the impacts on landscape character and landscape fabric have been limited; the plantation continually works on a rotation felling basis where the wind turbines will utilise existing plantation tracks and will result in no loss of distinctive landscape features. Furthermore, the forestry itself provides a natural visual buffer in many views.</p> <p>Furthermore, whilst a number of national parks, recreation areas and the Fraser Island World Heritage Site are all located within the study area, the LVIA has provided information to confirm that the proposed wind farm would not fundamentally alter the reasons for which any of these assets were designated.</p> <p>Therefore, the LVIA considered that the significant effects on landscape and visual amenity as a result of the proposed wind farm would be extremely limited and contained in this location.</p>
	<p>The Project complies with the desired regional outcome.</p>
<p>Desired Regional Outcome 3:</p> <p>Regional natural resources and primary production areas continue to provide cultural, social, economic and environmental values to the region, while being protected, managed, enhanced</p>	
<p>3.1 Natural resource management</p> <p>The management and use of natural resources enhance community, economic and landscape values.</p>	<p>The Project is an example of use of existing renewable natural resources, wind.</p> <p>Wind is harnessed to create energy, reduce emissions, create employment and business opportunity in the local community.</p> <p>Landscape values are addressed in the Landscape and Visual Impact Assessment in Appendix A.10 of the Planning Report.</p> <p>The Project is co-located with the forestry operation, but will ultimately see no net loss in timber production. Other infrastructure benefits, compensation arrangements and</p>

WBBRP desired outcomes and principles	Project relevance
	<p>support for a long-term sustainable forestry industry will also result in net benefits to this industry and the community.</p> <p>Overall, the Project is considered to represent positive use of natural resources to enhance community, economic values, whilst maintaining or with minimal impact on landscape values.</p> <p>The Project complies with the desired regional outcome.</p>
<p>3.2 Eco-system-dependent economic resources Ecosystems are sustainably managed, ensuring their cultural, social, economic and environmental services and values are protected.</p>	<p>The Project's compliance with <i>State code 23: Wind farm development</i> ensures ecosystems are sustainably managed, ensuring cultural, social and economic and environmental services and values are protected.</p> <p>The Project complies with the desired regional outcome.</p>
<p>3.3 Mineral resources and extractive industry Minerals and extractive resources are managed for current and future use, and their extraction, processing, transport and downstream value-adding continue to contribute to the economy.</p>	<p>Only exploration permits exist in Wind Turbine Area for unproven resources. Studies are being undertaken to determine whether suitable mineral resources exist within the Wind Turbine Area that can be extracted for specific Project use. Any resource extraction would be for the Project only and any processing would be undertaken on site. Use of local mineral resources would contribute to the local economy through use of local labour and businesses, permitting and mineral royalty payments.</p> <p>The Project complies with the desired regional outcome.</p>
<p>3.4 Water quality, water way health and wetlands The ecological health, environmental values and water quality of coastal surface and ground waters are protected.</p>	<p>A Stormwater and Erosion and Sediment Control Management Strategy has been prepared for the Project and is provided in Appendix A.9 of the Planning Report.</p> <p>The Strategy includes a stormwater hazard impact assessment which identifies the stormwater risk, erosion hazard and provides control measures to minimise impacts during the construction and operational phases of Forest Wind.</p> <p>Erosion and sediment control measures have been documented in the Strategy. The relevant measures will be implemented so as to avoid and minimise any adverse impacts to surrounding waterways during the construction and operation of the wind farm.</p> <p>Clearing of vegetation within waterways will be avoided. The only clearing required will be for the upgrade of waterway crossings on existing forestry access tracks. Ecological surveys will be undertaken prior to any works commencing. No works will commence without the granting of all relevant approvals and permits.</p> <p>Where banks are disturbed and exposed to storm water, works will be stabilised against overland flows by implementing relevant controls.</p> <p>An Erosion and Sediment Control Plan ESCP will be developed and certified by a Certified Professional in Erosion and Sediment Control or Registered Professional Engineer of Queensland prior to construction commencing.</p> <p>The Strategy identified that the potential impacts associated with the construction and operation of Forest Wind can be managed with the development of an ESCP and the installation and maintenance of appropriate controls.</p> <p>The Project complies with the desired regional outcome.</p>

WBBRP desired outcomes and principles	Project relevance
<p>Desired Regional Outcome 4: Rural futures The rural community is strong and resilient, with a sustainable economy that contributes to the overall liveability of the region.</p>	
<p>4.1 Sustainable rural economy The rural economy capitalises on the region's advances and responds positively to changing circumstances</p>	<p>The Project represents a compatible, effective use of land, with the co-location of the wind farm within the existing forestry plantation, in a designated rural zone.</p> <p>The Project's impacts on forestry operations will be carefully managed with close cooperation between the Plantation Licensee and State, with impacts to be compensated for.</p> <p>The Project will also create significant employment and industry opportunity for the region, that will work alongside the existing rural activities.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>4.2 Rural growth Rural communities benefit from growth and are serviced by appropriate levels of infrastructure and support services.</p>	<p>The Project's surrounding rural communities will benefit from significant economic development.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>Desired Regional Outcome 5: Strong communities The region has vibrant, inclusive, safe, active and healthy communities, where a range of social services are accessible by all, and where unique cultural heritage and diversity is acknowledged, valued and celebrated.</p>	
<p>5.1 Social planning Social planning is incorporated into planning processes to manage and respond to changing communities, and support community wellbeing and quality of life.</p>	<p>The Project location has been selected and the wind farm carefully designed to minimise negative impacts on community. Due to confidentiality provisions of the Process Deed entered into by the State and Forest Wind Holdings Pty Limited (the Proponent), community consultation has not yet commenced. However, a full community engagement and consultation plan has been prepared (and reviewed by the State) and will be implemented as soon as the State allows public announcement of the Project. Limited consultation has been undertaken with the concerned regional councils.</p> <p>The project will support local communities by providing employment opportunities, sourcing materials from local providers where possible and contributing to lower electricity prices.</p> <p>The Proponent intends to establish community partnerships to pursue a range of mutually beneficial outcomes in the region.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>5.2 Heritage, arts and cultural development The region's unique heritage places and experiences are identified, protected and valued, with further opportunities for arts and cultural development provided.</p>	<p><u>Aboriginal cultural heritage</u> The following Aboriginal Parties have interest in and existing native title claims over the Study Area: Butchulla People – northern portion of the Study Area Kabi Kabi First Nation People – southern portion of Study Area A Cultural Heritage Management Plan under Part 7 of the ACH Act is being developed and negotiated for the Project with these Parties.</p> <p><u>Queensland Heritage</u> A search of the Queensland Heritage Register was undertaken to identify any state heritage places within the Study Area. No heritage places were identified.</p>
<p>The Project complies with the desired regional outcome.</p>	

WBBRP desired outcomes and principles**Project relevance****Desired Regional Outcome 6:**

Aboriginal and Torres Strait Islander people, including Traditional Owners and Elders, are actively engaged in business about their Country, and enjoy high levels of community participation and support.

6.1 Traditional Owner and Elder engagement

Traditional Owners and Elders are actively engaged in planning and development processes, and their connectivity with Country is understood, considered and respected.

The developers of Forest Wind, Forest Wind Holdings Pty Limited (FWH), respectfully acknowledge the Butchulla and Kabi Kabi First Nation Traditional Owners of the land on which Forest Wind is proposed. FWH wishes to pay respect to their Elders - past, present and emerging - and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the Wide Bay region.

There are two (but not overlapping) native title claims over the Project Area, the Butchulla Land and Sea Claim #2 and Kabi Kabi First Nation.

FWH commenced negotiations in April with both parties with a view to enter into Indigenous Land Use Agreements (ILUA) and Cultural Heritage Management Plans (CHMP). Both Kabi Kabi First Nation and Butchulla have agreed to an Engagement Framework and Negotiation Protocol to guide negotiations.

So far, consultation has been limited to the Native Title Claim Applicants, and further consultation with Elders and wider family members will commence upon public announcement of the Project.

Building support for the Project and involvement of Butchulla and Kabi Kabi throughout all key phases of the Project is an important objective. Formal agreements are being negotiated which will aim to maximise Butchulla and Kabi Kabi participation in and benefit from the Project, for example, in skills development, employment and business supply opportunities, cultural heritage and promotion, environmental management.

The Project complies with the desired regional outcome.

6.2 Community engagement

Aboriginal and Torres Strait Islander peoples' views are valued, and opportunities exist for their participation and input in planning processes in the region that impact on their interests.

FWH is negotiating ILUAs and CHMPs with the Kabi Kabi First Nation and Butchulla Land and Sea Claim #2 claimant groups. Through this process, issues relating to cultural heritage, impacts on flora and fauna, ongoing environmental monitoring, employment and business opportunity and ongoing participation in the Project as valued stakeholders have informed the Project design and implementation plan. Mechanisms will be put in place to ensure Kabi Kabi and Butchulla have an ongoing opportunity to participate in the Project and be involved in issues that impact on their interests.

The Project complies with the desired regional outcome.

6.3 Aboriginal and Torres Strait Islander people have equitable access to opportunities that promote a high standard of living, good economic prospects and general wellbeing.

The Project will pursue ILUAs and CHMPs that advance partnerships with Butchulla and Kabi Kabi that promote their participation in the Project, through skills development, employment, supplier readiness training and supplier opportunities.

The Project complies with the desired regional outcome.

WBBRP desired outcomes and principles	Project relevance
<p>Desired Regional Outcome 7: Managing growth</p>	
<p>An efficient and sustainable settlement pattern that supports the efficient use of land and infrastructure, supports housing choice and affordability and provides opportunities for well-planned growth now and in the future.</p>	
<p>7.1 Efficient use of land Land and infrastructure are used efficiently, while impacts on the environment and the use of natural resources are appropriately managed.</p>	<p>Extensive planning is being undertaken to ensure the successful co-location with and continued operation of plantation forestry. A no net loss to timber production is the desired outcome.</p> <p>A key factor in site planning has been to ensure minimal impacts on ecology. Sensitive areas will be avoided, or minimisation and mitigation strategies will be implemented</p> <p>The Project will an efficient use of land in the region, adding significant value to the land, and generating employment, economic and environmental benefits.</p> <p>The Project has a minimum separation distance of 3,000m between turbines and sensitive land uses/residents, protecting the amenity of residents.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>Desired Regional Outcome 8: Urban Form</p>	
<p>The towns and cities of the region are accessible and build on their heritage, character and liveability through designs that respond to the environment and the provision of high quality urban green space.</p>	
<p>8.1 Urban form The urban form reflects local climate, character and identity, and supports compact, accessible, active and healthy communities.</p>	<p>The Project will not impact the urban areas of the region but rather support the local economy and provide employment opportunities.</p> <p>The Project complies with the desired regional outcome.</p>
<p>8.2 Heritage and character The region is distinctive and attractive, with a strong sense of place that reflects community values and aspirations, heritage and character.</p>	<p>The Project will not impact any heritage place. The Tuan West Fire Tower is located within the Project Area and is listed under the FCRC local heritage register. It will not be affected by the proposed development.</p> <p>The Landscape and Visual Impact Assessment has identified that by siting the Project wholly within plantation forestry, the impacts on landscape character and landscape fabric have been limited; the plantation continually works on a rotation felling basis where the wind turbines will utilise existing plantation tracks and will result in no loss of distinctive landscape features. Furthermore, as the proximate viewpoints in the LVIA indicate, the forestry itself provides a natural visual buffer in many views.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>8.3 Rural towns Rural towns of the region provide local services to the broader rural community, and benefit from regional growth and development that does not diminish their individual character.</p>	<p>The Project will not impact the rural towns of the region but rather support the local economy and provide employment opportunities.</p> <p>The Project complies with the desired regional outcome.</p>
<p>8.4 Centres The well-established regional centres and towns are the focal point for the provision of retail, commercial and social services, economic growth and diversity relative to the roles of each community</p>	<p>The Project will not impact the regional centres and towns but rather support the local economy and provide employment opportunities.</p> <p>The Project complies with the desired regional outcome.</p>

WBBRP desired outcomes and principles	Project relevance
<p>Desired Regional Outcome 9: Strong economy A thriving regional economy that is sustainable, resilient and robust, and advances the prosperity and liveability of communities within the region.</p>	
<p>9.1 Strong economic leadership Strong economic leadership attracts and drives regional economic development and investment.</p>	<p>The Project is a major investment in the region's economy. It represents an investment of potentially up to \$2billion. Local skill development will support the uptake of jobs in other local infrastructure projects, or other renewable energy Projects across Wide Bay and Queensland.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>9.2 Infrastructure supporting job creation and business opportunities Suitable land, infrastructure and facilities are available to enable economic and employment growth in the region.</p>	<p>Subject to ongoing feasibility studies, Forest Wind will create hundreds of direct local jobs in regions experiencing high unemployment (Wide Bay), particularly during the construction phase.</p> <p>Feasibility studies are underway to establish local manufacturing of Forest Wind's turbine towers. This would create hundreds of local jobs in construction over three years; 50-70 long-term operations jobs for a 30-year period; plus indirect jobs.</p> <p>During construction: earthmovers, concreters, electrical & mechanical fitters, crane operators, engineering, project managers and administrative staff will be needed.</p> <p>During operations: civil, mechanical, electrical and administrative roles will need to be filled.</p> <p>To the extent possible, workers will be drawn from the local workforce.</p> <p>A local content strategy will be prepared for the Project.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>9.3 Diverse and strong business and industry Business and industry grows through diverse and strong sectors building on the region's competitive advantages, including its extensive environmental assets.</p>	<p>The Project seeks to utilise the region's natural and renewable asset, wind. It will contribute significantly to and help diversify the local economy and grow local business through direct and indirect engagement in the Project.</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>9.4 Employment and skills development An entrepreneurial economy is fostered by focusing on innovation and technological capabilities to enhance existing and emerging businesses and industry.</p>	<p>As above in 9.2</p>
<p>The Project complies with the desired regional outcome.</p>	
<p>9.5 Tourism development The existing commercial tourism market is complemented by a diverse range of new sustainable tourism opportunities to build the local economy and employment sector.</p>	<p>The natural coastal areas to the east of the Project site represent the main tourism assets.</p> <p>These include several national parks, including Great Sandy, Poona, Mount Bauple (scientific) and Woondum National Parks, and Great Sandy Marine Park.</p> <p>The LVIA found that whilst a number of national parks, recreation areas and the Fraser Island World Heritage Site are all located within the study area, the LVIA has provided information to confirm that the proposed wind farm would not fundamentally alter the reasons for which any of these assets were designated.</p> <p>The Project is not expected to detract from existing natural areas of tourism value.</p> <p>Further details are available in the Landscape and Visual Impact Assessment in Appendix A.10 of the Planning Report.</p> <p>A secondary outcome of the Project is that it may serve to act as a tourist attraction in its own right and represent an</p>

WBBRP desired outcomes and principles	Project relevance
	<p>additional attraction as visitors travel to the coastal areas to the east of the Project site and down the Bruce Highway.</p> <p>The Project complies with the desired regional outcome.</p>
<p>Desired regional outcome 10: Infrastructure The region's communities have access to well-planned, coordinated, accessible, sustainable and reliable infrastructure</p>	
<p>10.1 Infrastructure planning Efficient, well-planned infrastructure supports population growth, economic opportunities and service provision in a sustainable manner.</p>	<p>The Project has been carefully designed, addressing an extensive range of technical, environmental, social, legal/regulatory, commercial, financial and economic criteria and constraints.</p> <p>Through its potential scale, location to port and road transport facilities, site characteristics, locally available work force, the Project represents a cost effective and efficient energy infrastructure project, delivering a low cost of renewable energy to Queensland electricity market.</p> <p>The Project complies with the desired regional outcome.</p>
<p>10.2 Protecting key sites and corridors Current and future infrastructure sites and corridors are identified, protected and appropriately managed.</p>	<p>The objective of the Project and this Development Application is to identify and protect an area for provision of infrastructure. The wind farm, through construction, operation and decommissioning will be appropriately managed.</p> <p>The Project complies with the desired regional outcome.</p>
<p>10.3 Energy Energy is reliably provided to support growth in an economically and ecologically sustainable manner.</p>	<p>The Project will provide an environmentally responsible and economically viable source of renewable energy and complies with <i>State Code 23: Wind farm development</i>, satisfying this point.</p> <p>The Project complies with the desired regional outcome.</p>

3. Local Planning Schemes

3.1 Gympie Regional Council

3.1.1 Rural Zone Code

Assessment against Table 6.31 Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development of the Rural Zone Code is provided in Table 2.

Table 2 Assessment of Forest Wind against the Rural Zone Code Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Project Response
Section 1 General		
<p>PO1 Other than in the Aerodrome Precinct, Good Quality Agricultural Land and Land for primary production is not alienated, fragmented (including by reconfiguring a lot) or</p>	<p>AO1.1 No Acceptable Outcome</p>	<p>Good Quality Agricultural Land will not be impacted by the Project. The Wind Turbine Area is co-located within an actively managed and operational exotic pine plantation in Queensland Government owned Toolara, Tuan and Neerdie State Forests.</p>

developed for incompatible land uses.

PO2 Other than in the Aerodrome Precinct, development reflects the rural character and amenity of the zone.

AO2.1 Building height (other than for silos, windmills and similar structures) does not exceed 8.5m above ground level.

and

AO2.2 Buildings are set back 25m from any State-controlled road or road identified as part of the Stock Route Network and 15m from any other street frontage.

The Project complies with PO1.

The height of the site buildings will be determined during the detailed design phase, however all buildings will be screened by the existing pine plantation. All operations and construction compounds will be located within the Project Area and more than 25m from Maryborough Cooloola Road and Tin Can Bay Road, both of which will be State-controlled roads.

Whilst the wind turbines will be up to 295m in height the Project has been sited within plantation forestry and has been designed so as to minimise visibility of the wind farm wherever possible. The LVIA has identified that by siting the Project wholly within plantation forestry, the impacts on landscape character and landscape fabric have been limited; the plantation continually works on a rotation felling basis where the wind turbines will utilise existing plantation tracks and will result in no loss of distinctive landscape features. Furthermore, as the proximate viewpoints in the LVIA indicate, the forestry itself provides a natural visual buffer in many views.

The LVIA has described and illustrated that, in general terms, the visibility of the proposed wind farm would be extremely limited. This has been indicated but perhaps underplayed by the viewpoints, which have been located at some of the most open, well used and publicly accessible locations within the study area. The viewpoints illustrate some of the views seen on typical journeys through this study area, but they generally illustrate the most open views of the proposal from these journeys.

There would be no significant effects on the vast majority of residents, tourists, recreational users, motorists, or rail users within the study area. Due to the carefully considered location and design of the proposed wind farm, the proposed turbines would be at least partially screened in many views, limiting the potential effects on both visual receptors and on landscape character.

The rural character and amenity of the zone will not be impacted by the Project.

The Project complies with PO2.

PO3 Residential development integrates with established aviation

AO3.1 Aircraft hangars are constructed at the same time as, or prior to, the

The project is not within the aerodrome precinct.

<p>facilities within the Aerodrome Precinct.</p>	<p>construction of any dwelling house on the land. and AO3.2 Dwelling houses do not obstruct direct access from any hangar to the airstrip taxiway.</p>	<p>Not applicable to the Project.</p>
<p>PO4 Animal keeping, intensive horticulture and intensive animal industries: do not significantly adversely affect the visual amenity of the area; and do not cause environmental harm or environmental nuisance as a result of odour, noise or air emissions; and do not cause environmental harm to any surface water, groundwater or waterways; and do not cause significant impact on soil resources; and are located on lots of sufficient size to provide necessary infrastructure to service the use.</p>	<p>AO4.1 No Acceptable Outcome specified.</p>	<p>Animal keeping is not proposed as part of the Project. Not applicable to the Project.</p>
<p>PO5 Development is serviced with water supply, an on-site wastewater disposal system, stormwater drainage, power, and telecommunications which: conforms with industry standards for quality; is reliable and service failures are minimised; and is functional.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes. and AO5.2 On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code Editor's Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application. and AO5.3 Stormwater is discharged to a lawful point of discharge. And AO5.4 Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1:Development Standards.</p>	<p>Potable water will be required for amenities and drinking water supply for the construction workforce. The provision of construction and potable water will be the responsibility of the construction contractors and a water supply strategy will be required to be provided as part of the Construction Management Plan prior to works commencing. On-site sewage treatment and effluent disposal or pump out facilities will be installed at all of the Operations Compounds as required, in accordance with the relevant local statutory and State requirements including AS/NZ 1546:2001, AS/NZ1547:2000, the <i>Plumbing and Drainage Act 2002</i> and Queensland plumbing and wastewater code. All telecommunications, power and other public utility services will be installed in accordance with the relevant statutory and industry guidelines and will be maintained as required. A Stormwater and Erosion and Sediment Control Management Strategy has been prepared for the Project and is provided in Appendix A.9 of the Planning Report. The Strategy includes a stormwater hazard impact assessment which identifies the stormwater risk, erosion hazard and provides control measures to minimise impacts during the construction and operational phases of Forest Wind. All stormwater and drainage will be</p>

		<p>designed, implemented and maintained in accordance with relevant guidelines including the following:</p> <ul style="list-style-type: none"> — Queensland Urban Drainage Manual 4th ed. Institute of Public Works Engineering Australasia — IECA Best practice erosion and sediment control – for construction and building sites — Plantation Licensee environmental standards for road and plantation drainage design. <p>All infrastructure will be designed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards as relevant.</p> <p>The Project complies with PO5.</p>
<p>PO6 Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p>AO6.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>	<p>The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdie State Forests. Access to the site will be from Neerdie Road with access also provided from existing access locations from Maryborough Cooloola Road and Tin Can Bay Road.</p> <p>A Traffic Impact Assessment has been completed for the Project and is provided in Appendix A.8 of the Planning Report. An assessment of the access locations has been undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> and State Development Assessment Provisions State Code 23: Wind Farm Development in consultation with the Department of Transport and Main Roads. A decision under Section 62 of the Act is being sought as part of the application for the development approval.</p> <p>Consultation with Gympie Regional Council (GRC) will be undertaken with regard to the use of Neerdie Road.</p> <p>The Project complies with PO6.</p>
<p>PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO7.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>	<p>Access to the site will be from Neerdie Road with access also provided from existing access locations from Maryborough Cooloola Road and Tin Can Bay Road.</p> <p>A Traffic Impact Assessment has been completed for the Project and is provided in Appendix A.8 of the Planning Report. An assessment of the access locations has been undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> and State Development Assessment Provisions State Code 23: Wind Farm Development in consultation with the Department of Transport and Main Roads. A</p>

decision under Section 62 of the Act is being sought as part of the application for the development approval.

The Traffic Impact Assessment includes a Traffic Management Plan in which safety has been assessed.

Consultation with Gympie Regional Council (GRC) will be undertaken with regard to the use of Neerdie Road.

The Project complies with PO7.

PO8 Refuse storage areas are: conveniently located for use and collection; and are of useable size; and avoid adverse impacts on neighbours and occupants; and are screened from view within the site, adjoining properties and the street.

AO8.1 No Acceptable Outcome specified.

Prior to construction commencing, the Contractor will prepare a Waste Management Plan which addresses the collection, handling and disposal of all wastes. The Waste Management Plan will identify the opportunities to avoid, reduce, reuse and recycle waste material together with their use in the construction of the Project. Where practical, wastes will be segregated and reused/recycled (e.g. scrap metal and cable off cuts). The Waste Management Plan is also to establish a preferred waste management hierarchy and develop principles for achieving good waste management in accordance with the *Environment Protection (Waste Management) Policy 2000*. The plan will identify waste removal service providers for the removal of waste produced as part of the construction process.

Waste storage will be contained within the Project Area in the pine plantation and will not impact neighbouring properties.

The Project complies with PO8.

Section 2 Caretaker's accommodation

PO9 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.

AO9.1 Only one caretaker's accommodation is established on the site. and
AO9.2 One vehicle parking space is provided for the exclusive use of the dwelling.

Caretaker accommodation will not be provided as part of the Project.

Not applicable to the Project.

PO10 The caretaker's accommodation integrates with the scale, character and appearance of the setting.

AO10.1 The caretaker's accommodation has a building height that does not exceed 2 storeys and 8.5m above ground level. and
AO10.2 The street frontage setback is: a minimum of 6m, where freestanding; or no less than the building line of any façade on an approved non-residential use, where proposed on the second storey. and
AO10.3 Where adjoining a non- residential use, the caretaker's accommodation is set back a minimum of 15m from the common

Not applicable to the Project.

	property boundary.	
PO11 The caretaker's accommodation is adequately serviced.	AO11.1 A 45kl water tank is provided for consumption purposes; or AO11.2 On-site sewage treatment is provided; and AO11.3 Stormwater is discharged to a lawful point of discharge	Not applicable to the Project.
Section 3: Home based business		
PO12 The activity, occupation or business is subordinate to the dwelling house on the site.	AO12.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator; and AO12.2 The maximum internal floor area used is 40m ² ; and AO12.3 Outdoor activity or storage areas are not included; and AO12.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m ² ; and AO12.5 Additional on site access and vehicle parking arrangements are not provided.	The proposed development is not a home-based business. Not applicable to the Project.
PO13 The amenity of the rural area is not adversely affected.	AO13.1 No more than one non- resident of the site is employed; and AO13.2 The home business does not involve the storage of hazardous or noxious materials; and AO13.3 The home business does not involve servicing or repair of vehicles; and AO13.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle; and AO13.5 The home business does not involve hiring out of any machinery or equipment.	Not applicable to the Project.
Section 4: Tourist Park		
PO14 The amenity of the rural area is not adversely affected.	AO14.1 The site is a minimum size of 10 hectares; and AO14.2 The maximum gross floor area of each cabin is 30m ² ; and AO14.3 Cabins and other structures are constructed from non-reflective building materials. AO14.4 Cabins and other structures have a building height not exceeding 1 storey and 5.0m above ground level; and AO14.5 The use is located a minimum 50m from any property boundary; and AO14.6 Vehicle access is limited to existing entry and exit points.	The proposed development is not a tourist park. Not applicable to the Project.
PO15 Development is adequately serviced.	AO15.1 Potable water is provided; and AO15.2 On-site sewage treatment is provided which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing	Not applicable to the Project.

	<p>and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application; and</p> <p>AO15.3 A central refuse area is provided to service the use; and</p> <p>AO15.4 Development has access to a Council maintained or State-controlled road.</p>	
PO16 Development maintains the safety of people and property.	AO16.1 Development is located outside an area identified on a relevant Overlay as a natural hazard.	Not applicable to the Project.
Section 5 Advertising devices		
PO17 Advertising devices: are of a scale and appearance that reflect the intended rural character of the zone; and maintain the safety of pedestrian and transport networks.	<p>AO17.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity; and</p> <p>AO17.2 The combined maximum sign face area does not exceed 2m² per site; and</p> <p>AO17.3 The maximum height does not exceed 2.4m above ground level; and</p> <p>AO17.4 The advertising device is wholly contained within the boundaries of the lot; and</p> <p>AO17.5 The advertising device is not a moving sign.</p>	<p>Advertising devices will not be installed as part of the Project.</p> <p>Not applicable to the Project.</p>
Section 6 For development affected by one or more overlays		
Flood hazard		
PO18 Development siting and layout responds to flooding potential and maintains personal safety at all times.	<p>AO18.1 New buildings are: not located within the overlay area; or building floor levels of habitable rooms must be at or above the flood hazard level. and</p> <p>AO18.2 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note: Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the Building Act 1975. Gympie Regional Council has made resolutions under section 13 of the Building Regulation 2006 designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</p> <p>Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on</p>	<p>The wind turbines, construction and operations compounds, substations and battery storage and other associated infrastructure will not be located in the flood hazard overlay.</p> <p>A Stormwater and Erosion and Sediment Control Management Strategy has been prepared for the Project and is provided in Appendix A.9 of the Planning Report. The Strategy includes a stormwater hazard impact assessment which identifies the stormwater risk, erosion hazard and provides control measures to minimise impacts during the construction and operational phases of Forest Wind. All stormwater and drainage will be designed, implemented and maintained in accordance with relevant guidelines including the following:</p> <ul style="list-style-type: none"> — Queensland Urban Drainage Manual 4th ed. Institute of Public Works Engineering Australasia — IECA Best practice erosion and sediment control – for construction and building sites — Plantation Licensee environmental standards for road and plantation drainage design.

	<p>information available for each catchment at that time, and may be changed as more information becomes available.</p>	<p>The Project complies with PO18.</p>
<p>PO19 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings: AO19.1 Dwelling houses are not constructed as single storey slab on ground. and AO19.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development. and AO19.3 Screening is used to ensure that the understorey is not visible from the street. and AO19.4 Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street. and AO19.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water. Non-residential buildings: AO19.6 Non-residential buildings and structures: (a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and (b) allow for the flow through of flood water on the ground floor. and AO19.7 Resilient building materials are used in accordance with the relevant building assessment provisions</p>	<p>The operations and construction compounds will not be located in areas mapped in the ARI 100 Year Flood Study 2012 as shown on the GRC flood hazard overlay.</p> <p>The infrastructure for the Project is not immediately adjacent to street frontage.</p> <p>A Stormwater and Erosion and Sediment Control Management Strategy has been prepared for the Project and is provided in Appendix A.9 of the Planning Report. The Strategy includes a stormwater hazard impact assessment which identifies the stormwater risk, erosion hazard and provides control measures to minimise impacts during the construction and operational phases of Forest Wind. All stormwater and drainage will be designed, implemented and maintained in accordance with relevant guidelines including the following:</p> <ul style="list-style-type: none"> — Queensland Urban Drainage Manual 4th ed. Institute of Public Works Engineering Australasia — IECA Best practice erosion and sediment control – for construction and building sites — Plantation Licensee environmental standards for road and plantation drainage design.
<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20.1 Works associated with the proposed development do not: involve a net increase in filling greater than 50m³; or do not result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or do not change flood characteristics outside the subject site in ways that result in: loss of flood storage; loss of/changes to flow paths; acceleration or retardation of flows; or any reduction in flood warning times anywhere else in the floodplain.</p>	<p>The proposed development will not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; and will not change flood characteristics outside the subject site in ways that result in: loss of flood storage; loss of/changes to flow paths; acceleration or retardation of flows; or any reduction in flood warning times anywhere else in the floodplain.</p> <p>The Project complies with PO20.</p>

<p>PO21 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO21.1 Materials manufactured or stored on site are not hazardous in nature. or AO21.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>	<p>Dedicated chemical storage facilities will be constructed at the relevant operations compounds. All chemical storage areas will be bunded and have a roof and will be constructed in accordance with <i>AS1940: The storage and handling of flammable and combustible liquids</i>. Storage facilities will not be located within a drainage path or within close proximity to a waterway.</p>
<p>The Project complies with PO21.</p>		
<p>PO22 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO22.1 No Acceptable Outcome specified.</p>	<p>Community infrastructure is not impacted by the Project.</p>
<p>Not applicable</p>		
<p>Heritage and neighbourhood character</p>		
<p>PO23 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO23.1 Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>	<p>There are no GRC local heritage places impacted by the Project.</p>
<p>Not applicable</p>		
<p>Potential and actual acid sulfate soils</p>		
<p>PO24 Where development involves: excavating or otherwise removing 100m³ or more of soil or sediment, or filling of land with more than 500m³ of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</p>	<p>AO24.1 The disturbance of acid sulfate soils is avoided by: not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</p>	<p>The Project is not located in an area with mapped potential or actual acid sulfate soil.</p>
<p>Editor's Note: Excavating or otherwise removing more than 1,000m³ of soil or sediment or using more than 1,000m³ of material as fill triggers referral to the Chief Executive administering the Land Act 1994 as an advice agency.</p>	<p>AO24.2 The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by: neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</p>	<p>Not applicable</p>

Key resource areas

<p>Resource/Processing Area</p> <p>PO25 The long-term availability of the extractive resource for extraction or processing is maintained.</p>	<p>AO25.1 Development is for extractive industry or directly associated with extractive industry or</p> <p>AO25.2 Development is for other uses that would not constrain existing or future extractive activities. or</p> <p>AO25.3 development is for a temporary use.</p>	<p>An access to the Site is proposed within the Mt Eaton Key Resource (KRA). FWH is in consultation with the relevant State government departments and will consult with GRC.</p> <p>There will be no impact to the long-term availability of the extractive resource for extraction or processing.</p> <p>The Project complies with PO25.</p>
<p>Resource/Processing Area</p> <p>PO26 Development in the resource/processing area avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.</p>	<p>AO26.1 No Acceptable Outcome specified.</p>	<p>An ecology assessment of the proposed alignment of the access track will be undertaken to ensure the proposed use avoids or mitigates adverse impacts on areas of state or regional biodiversity significance.</p> <p>The Project complies with PO26.</p>
<p>Separation Area for a resource/processing area</p> <p>PO27 Development does not increase the number of people living in the separation area.</p>	<p>AO27.1 No Acceptable Outcome specified.</p>	<p>The Project will not increase the number of people living in the separation area.</p> <p>The Project complies with PO27.</p>
<p>Separation Area for a resource/processing area</p> <p>PO28 To the greatest extent practicable development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the separation area.</p>	<p>AO28.1 The numbers of people working or congregating in the separation area are not increased. Or</p> <p>AO28.2 Development is compatible with the potential effects arising from existing or future extractive industry.</p> <p>Or</p> <p>AO28.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels.</p> <p>AO28.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday).</p>	<p>The Project will not impact on people working or congregating in the area.</p> <p>The Project complies with PO28.</p>
<p>Separation Area for a resource/processing area</p> <p>PO29 Extractive industry development does not compromise the function of the separation area in providing a buffer between extractive/processing operations and any incompatible uses outside the separation area.</p>	<p>AO29.1 Extractive industry development avoids any adverse impacts on existing development or development foreshadowed by the planning scheme outside of the separation area.</p>	<p>The proposed development is not an extractive industry and will not impact the use of the Mt Eaton KRA.</p> <p>The Project complies with PO29.</p>

<p>Transport route's separation area PO30 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO30.1 No Acceptable Outcome specified.</p>	<p>The Project will not increase the number of people living in the transport route's separation area.</p>
<p>Access to the transport route PO31 Development does not adversely affect the safe and efficient operation of vehicles transporting extractive materials</p>	<p>AO31.1 The number of properties with access points to the transport route is not increased; or AO31.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>	<p>The Mt Eaton KRA is currently not operational. When the KRA is developed, Forest Wind will not impact the safe and efficient operation of vehicles transporting extractive materials.</p>
<p>Where overriding need in the public interest is demonstrated PO32 Development mitigates the potential adverse effects of noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials to the greatest extent practicable.</p>	<p>AO32.1 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by: locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route; and designing buildings so the areas where people live, work and congregate (habitable rooms) are furthestmost from the resource/processing area and associated transportation route; and minimising openings in walls closest to these effects; and providing mechanical ventilation to living areas sensitive to these effects; and using appropriate construction insulation and glazing materials.</p>	<p>The alignment of the proposed access track has not been confirmed. Management measures will be developed in to ensure it will not affect the future use of the KRA.</p>
<p>Conservation significant areas</p>		
<p>PO33 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO33.1 Development occurs outside the overlay area. or AO33.2 Development is compatible with the values of the conservation significant area. or AO33.3 Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. and AO33.4 Buffer areas are to be maintained or where possible rehabilitated. Editor's Note: This buffer does not apply to equipment such</p>	<p>Works will avoid the Conservation Significant Overlay which is associated with waterways in the Project Area. A minimum 50m setback is required from all major waterways.</p>

	as pumps that are necessary to access water	
Bushfire		
PO34 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.	<p>AO34.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO34.2 Road access for fire- fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p>AO34.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>	<p>A Bushfire Management Plan will be prepared for the Project that will address these outcomes.</p> <p>The Project complies with PO34.</p>
PO35 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO35.1 No Acceptable Outcome identified.	<p>A Bushfire Management Plan will be prepared for the Project that will address these outcomes.</p> <p>The Project complies with PO35.</p>

3.2 Fraser Coast Regional Council

The Project has been assessed in Table 3 against the Assessment Benchmarks for the Rural Zone Code provided in Section 6.2.19.3 of the Planning Scheme.

Table 3 Assessment against the Rural Zone Code Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes	Project Response
Rural uses		
PO1 Development provides for a broad range of rural uses as listed in the rural activities in Schedule 1 (Definitions), including intensive rural uses, provided that adverse environmental and amenity impacts are avoided or appropriately managed.	AO1 No acceptable outcome provided.	<p>The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdee State Forests. The site will continue to operate as an active forestry plantation.</p> <p>The Project location has been selected and the wind farm carefully designed to minimise negative impacts on community. There would be no</p>

significant effects on the vast majority of residents, tourists, recreational users, motorists, or rail users within the study area. Due to the carefully considered location and design of the proposed wind farm, the proposed turbines would be at least partially screened in many views, limiting the potential effects on both visual receptors and on landscape character.

The Project complies with PO1.

Residential uses

PO2 Permanent residential accommodation is limited to dwelling houses, dual occupancies and caretaker's accommodation on existing lots. Non-resident workforce accommodation and short-term accommodation which complement rural uses and promote the sustainable use of rural land may also be established in the zone.

AO2 No acceptable outcome provided.

Residential accommodation is not provided as part of this development.

Not applicable to the Project.

Non-rural uses

PO3 Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.

AO3 No acceptable outcome provided.

The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdee State Forests. The site will continue to operate as an active forestry plantation.

The Project complies with PO3.

General

PO4 Development adjacent to the Waterfront and marine industry zone at Granville is compatible with the continuing operation and viability of marine industries in the locality.

AO4 No acceptable outcome provided.

The development is not adjacent to the Waterfront and marine industry zone at Granville.

Not applicable to the Project.

PO5 Intensive rural uses are not located adjacent to sensitive land uses and are designed and operated to maintain the rural character and amenity of the zone.

AO5 No acceptable outcome provided.

Intensive rural uses are not proposed as part of this Project.

Not applicable to the Project.

PO6 Extractive industries may be established in the zone provided that such uses are appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.

AO6 No acceptable outcome provided.

Options are being considered to use extractive resources on-site to support the upgrading of existing tracks for the wind farm and forestry operations. If confirmed, the use will be assessed against the relevant requirements including the Fraser Coast Regional Council Planning Scheme.

Currently not applicable to the Project.

PO7 Development does not alienate or fragment agricultural land classification (ALC) Class A and Class B land unless:-

AO7 No acceptable outcome provided.

The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdee State Forests. The site will continue to operate as an active forestry plantation.

- (a) there is an overriding need for the development in terms of public benefit; and
- (b) no other site is suitable for the particular purpose.

The development will not alienate or fragment agricultural land classification (ALC) Class A and Class B.

The Project complies with PO7.

PO8 To maintain the rural character and amenity of the zone, development has a low-rise built form.

AO8 Development has a maximum building height above ground level of:-
 (a) 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and
 (b) 10.0m for rural activities.

The height of the site buildings will be determined during the detailed design phase, however all buildings will be screened by the existing pine plantation. All operations and construction compounds will be located within the Project Area and more than 25m from Maryborough Cooloola Road and Tin Can Bay Road, both of which will be State-controlled roads.

Whilst the wind turbines will be up to 295m in height the Project has been sited within plantation forestry and has been designed so as to minimise visibility of the wind farm wherever possible. The LVIA has identified that by siting the Project wholly within plantation forestry, the impacts on landscape character and landscape fabric have been limited; the plantation continually works on a rotation felling basis where the wind turbines will utilise existing plantation tracks and will result in no loss of distinctive landscape features. Furthermore, as the proximate viewpoints in the LVIA indicate, the forestry itself provides a natural visual buffer in many views.

The LVIA has described and illustrated that, in general terms, the visibility of the proposed wind farm would be extremely limited. This has been indicated but perhaps underplayed by the viewpoints, which have been located at some of the most open, well used and publicly accessible locations within the study area. The viewpoints illustrate some of the views seen on typical journeys through this study area, but they generally illustrate the most open views of the proposal from these journeys.

There would be no significant effects on the vast majority of residents, tourists, recreational users, motorists, or rail users within the study area. Due to the carefully considered location and design of the proposed wind farm, the proposed turbines would be at least partially screened in many views, limiting the potential effects on both

visual receptors and on landscape character.

The rural character and amenity of the zone will not be impacted by the Project.

The Project complies with PO8.

PO9 Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate and minimises the consumption of energy and water.

AO9 No acceptable outcome provided.

A Stormwater and Erosion and Sediment Control Management Strategy has been prepared for the Project and is provided in Appendix A.9 of the Planning Report and considers the rainfall patters in the area.

Water and energy will be required during the construction and operation phases of the Project. The use will be minimised as far as is reasonably practical.

The Project complies with PO9.

PO10 Development avoids or mitigates any adverse impacts on areas of environmental or ecological significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management.

AO10 No acceptable outcome provided.

The Ecology Assessment in Appendix A.7 of the Planning Report has assessed the Project's potential impact on flora and fauna.

The Project site has been designed to take into account and avoid where possible, areas of high ecological, natural and biodiversity value. The Project is ideally situated as the exotic pine plantations are considered of low ecological value.

The Project has been designed to avoid impacts to flora and fauna by being located in an existing pine plantation and avoiding native vegetation and waterways.

The Project complies with PO10.

PO11 Development provides for infrastructure and services that are commensurate with a rural location and setting and the nature and scale of development that is intended to occur in the zone.

AO11 No acceptable outcome provided.

The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdie State Forests. The site will continue to operate as an active forestry plantation.

The Project complies with PO11.

PO12 Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

AO12 No acceptable outcome provided.

The Project is located within an actively managed and operational exotic pine plantation in Toolara, Tuan and Neerdie State Forests. The site will continue to operate as an active forestry plantation.

The Project complies with PO12.