

Proposed Koolkuna Solar Farm and BESS

**FUTURE
TECH** 

Solar capacity

24MW

BESS capacity

90 MWh

Land size

42ha

Location

Lilydale, QLD

Community newsletter - June 2026

This newsletter provides an update on the proposed Koolkuna Solar Farm and BESS project and outlines what we've heard so far, future engagement opportunities and next steps.

Last month we met with local landowners and the community at our community drop-in session at the Ma Ma Creek Community Centre. Thank you to everyone who attended and shared their feedback on the proposal so far, this has played an important role in shaping how the project develops, and we are committed to addressing the issues and suggestions raised as the approvals process progresses.

Future X Tech is preparing a series of technical assessments to accompany the Development Application which they aim to submit to the Department of State Development, Infrastructure and Planning (DSDIP) in the coming months. These assessments will outline any potential impacts and ways that the project will manage or mitigate those impacts. The assessments and all other application material will be made available for community review.

After the application is submitted and any further information requested by DSDIP is provided, Future X Tech will notify the local community via a public notification process. During this period, all supporting technical assessments will continue to be made available for community review and anyone can make a submission.

Community benefits

Future X Tech will be required to enter into a Community Benefit Agreement (CBA) with Lockyer Valley Regional Council (Council). A CBA is a legally binding agreement between Future X Tech and the Council that will ensure the project (if approved) delivers tangible, place-based benefits for the local community.

Future X Tech is working with Council to negotiate a CBA that is proportionate to the project and responsive to local needs and priorities. The agreement will be informed by the Social Impact Assessment (SIA), which is informed by feedback from community members and stakeholders to help ensure benefits are directed to the communities most closely affected.

So far, community members have shared a wide range of ideas for the CBA, including road infrastructure upgrades, cheaper power for local residents, grants, scholarships, upskilling opportunities and direct compensation for affected landowners. All feedback received will be carefully considered as the CBA is developed.

We encourage the community to continue to be a part of this conversation by sharing what you think about what could be included in the CBA.

Keep sharing your thoughts!

Scan the QR code to share
your feedback.



What we heard

We've summarised the key themes of feedback we received below, including how the project proposes to respond. Future X Tech will prepare an Engagement Outcomes Report which goes into further details on the project response. We will publish this report on our website and submit a copy with the Development Application.



Local amenity, landscape character and rural identity

An independent Visual Impact Assessment is being prepared as part of the development application, alongside a Glint And Glare Assessment to consider the visual impact and potential for sunlight reflected from the panels to affect nearby public roads, buildings or residences.

The proposal also includes landscape concept plans that incorporate vegetation buffer zones around the site, using tree and shrub planting to reduce visibility from surrounding properties and roads. We will continue to work with adjoining landowners to understand and minimise any impacts to their properties.

An Environmental Noise Impact Report is being prepared as part of the development approval process. The BESS will be designed and located to minimise noise impacts, and noise levels will be required to meet Queensland regulatory standards at nearby residences. Routine inspections will include noise monitoring to confirm compliance, with any issues addressed promptly.



Minimising fire risk and ensuring community safety

The project will be designed and constructed in accordance with strict Australian Safety Standards.

If approved, a Fire and Emergency Management Plan will need to be prepared in consultation with Queensland Fire and Emergency Services (QFES), setting out fire prevention measures and emergency response procedures. This includes procedures for monitoring to ensure that any fire risk is identified and addressed immediately.

We will continue to engage closely with the local QFES to ensure that the local brigades are familiar with the site and the project meets their requirements.

The BESS will align with Clean Energy Council battery safety guidelines. Each battery unit will incorporate fire detection, suppression, ventilation and thermal management systems, and will be located away from site boundaries and vegetation to minimise fire risk.



Property values, insurance and economic impacts

Property values are shaped by many factors, including housing demand, economic conditions, infrastructure investment and wider market trends. While some residents have raised questions about nearby renewable energy infrastructure, current evidence does not show a consistent negative impact on property values.

Research from areas hosting major renewable energy projects suggests property markets continue to be influenced mainly by broader local and regional factors.

With regards to insurance, the project would hold comprehensive insurance to cover potential losses, including unlikely events such as fire and natural events such as hailstorms, and any liability for third-party damage or injury.

There is no specific evidence that renewable energy projects increase neighbouring landholders' public liability insurance costs or affect access to cover. Industry publications suggest rising premiums are not localised to only houses in proximity to renewable projects and are unlikely to be linked to clean energy projects.



Roads, construction management and local infrastructure

A Traffic Impact Assessment is being prepared to address construction and operational traffic and to ensure the local road network is appropriately managed. Feedback and insights from neighbouring landowners so far will also inform this assessment and proposed mitigation measures.

The project is proposing that site access will be provided via a single-entry point from Sticklen Road via Ma Ma Lilydale Road, designed to accommodate construction, operational and maintenance vehicles. During construction, all vehicle access will be from Sticklen Road only and this will be mandated and enforced. Lamberts Road will be limited to access during operations only, and vehicle movements will be limited for maintenance purposes. In response to feedback, Future X Tech is also considering what upgrades could be made to Lamberts Road to respond to concerns raised by neighbouring landowners.



Consultation process, governance and trust

Community feedback remains a priority for Future X Tech and is central to the assessment process and overall project lifecycle. Future X Tech is committed to ongoing engagement with neighbours and the broader community and keeping them informed. Future X Tech has already met with landowners and the community with the intention of keeping an open line of communication throughout the assessment process and into operations. If you have any questions or would like to meet with the team, please contact the project team on 1800 271 009 or email engagement@urbis.com.au.

While Council is no longer the determining authority of the proposal, they remain a key stakeholder in the development and assessment of the proposal. As outlined above, Future X Tech is working with Council to negotiate a CBA that is proportionate to the project and responsive to local needs and priorities. The agreement will be informed by the SIA, ensuring community benefits are targeted to the communities most directly affected by the project.



Decommissioning, land rehabilitation and long-term accountability

Future X Tech is a specialised Australian energy retailer, energy service provider and embedded network management company, specialising in renewable energy. Future X Tech intends to develop and operate the project for the entirety of the project's lifecycle.

The project is being designed so the land can be returned to its current state, in line with environmental planning requirements. There will be no permanent loss of land function, and the owner is committed, and will be legally required, to fully rehabilitate the site to its former use. A decommissioning plan will be developed to outline requirements. This plan will be a requirement for both the lodgement, and this will be a requirement for both lodgement of the application and will be finalised prior to any decision being made.



Water and agricultural land use

An ecological assessment is underway to identify and minimise impacts on local wildlife and biodiversity during construction and operation. If approved, the site will be monitored and managed in line with Queensland environmental requirements.

The BESS will be housed in sealed, bunded containers to prevent liquid release. Regular inspections, prompt equipment replacement, and stormwater and erosion controls will help protect soil and nearby waterways.

The site has limited access to water, which has restricted previous productive agricultural activity. A solar farm with sheep grazing uses far less water than traditional agriculture. Irrigated cropping is highly water-intensive, requiring large, continuous volumes per hectare, while solar needs minimal water, mainly for occasional cleaning. Sheep grazing (often referred to as agrivoltaics) is a low-water-demand land use compared with cropping or cattle.

Solar farms are a reversible land use, with infrastructure able to be removed and the land returned to its current land use or agricultural purposes. The project is designed to protect soil health, support sheep grazing and manage erosion in line with planning, environmental and biosecurity requirements.

The project is also exploring opportunities for crops beneath the panels, with the aim of supporting land productivity over time.

Keep updated!

We have prepared a series of project FAQs you can view at futurexgroup.com.au/renewable-projects/koolkuna-project



Project benefits

Clean, reliable and affordable energy

Renewable electricity from the sun and wind is stored in batteries and used when demand is highest, supporting grid stability and reliability. The project will also undertake upgrades to existing Energex infrastructure, improving network resilience and capacity. Together, this enables more efficient energy use, reduces energy waste, and helps lower overall energy costs.

Sustainable agricultural land use

The project intends to integrate managed sheep grazing on the site and is also exploring opportunities for crops beneath the panels, with the aim of supporting land productivity over time.

Local economic benefits

Construction and operation of the project will create up to 75 jobs during construction and up to 3 once in operation. Construction activity will generate increased demand for local accommodation, food services, transport and everyday goods, supporting small businesses and creating flow-on benefits across the Lockyer Valley economy. Engagement with local suppliers and contractors (where possible) will also support ongoing investment in the regional economy.

Lower emissions

The project supports the transition away from fossil fuels by enabling greater use of renewable energy. Over time, it is expected to reduce greenhouse gas emissions by approximately 135,000 tonnes of carbon dioxide equivalent.

Community benefits

The project is committed to working collaboratively with Council and the local community to develop a CBA that reflects local priorities and delivers long-term value.

The planning pathway

Future X Tech is seeking approval from DSDIP.

The planning and environmental approvals process ensures that any potential impacts are identified, assessed, mitigated, avoided or managed to minimise the impacts of the local community and environment.

Future X Tech is preparing a range of assessments to support the planning application including:

- Visual assessment
- Stormwater
- Environmental and biodiversity impacts
- Social impact assessment
- Glint and glare
- Local traffic and transport
- Fire Management Plan
- Noise impact assessment

These assessments will be available for the public to view from lodgement of the application to DSDIP.

Timeline

We are here

Future X Tech is preparing a series of technical assessments to accompany the planning application. These will outline any potential impacts and will outline ways in which the project will manage or mitigate those impacts. The outcomes of these assessments will provide directions for Future X Tech to help ensure any potential impacts are minimised.

Future X Tech and Urbis are also out in the community providing information about the project and seeking community feedback on the proposal.

Mid to late 2026

Future X Tech intends to lodge the planning application with DSDIP. After the application is lodged and any further information requested by DSDIP is submitted, Future X Tech will notify the local community via a public notification process.

Late 2026

The community will be formally invited to provide feedback to DSDIP as part of the public notification process. Future X Tech is expecting a determination within 6-9 months of lodging the application with DSDIP.

2027

Subject to obtaining the necessary approvals, Future X Tech would commence construction. Construction is expected to take approximately 8-9 months.

Contact us

Community engagement is an important part of the development application process and the broader project life cycle. It helps us understand and respond to any questions or concerns the community may have.

If you have any questions or feedback, please contact us using the details below.

 engagement@urbis.com.au

 1800 271 009

 futurexgroup.com.au/renewable-projects/koolkuna-project

About Future X Tech

At Future X Group, we don't just supply energy; we architect the systems that make renewable power viable, affordable, and scalable. Our project portfolio spans across residential precincts, commercial hubs, and large-scale assets, all unified by a single goal: decarbonising the Australian grid.

