

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	<i>To be maintained at all times</i>

Table 1 – Approved plans and documents

Title	Prepared By	Document No	Date
Proposed Site Plan	Sedgman	B071-D1-01-0002_01	18/11/24
East and West Elevations	Sedgman	B071-D1-01-0002_02	06/09/24
North and South Elevations	Sedgman	B071-D1-01-0002_03	06/09/24
South East Isometric	Sedgman	B071-D1-01-0002_04	06/09/24
North West Isometric	Sedgman	B071-D1-01-0002_05	06/09/24
North East Isometric	Sedgman	B071-D1-01-0002_06	06/09/24
South West Isometric	Sedgman	B071-D1-01-0002_07	06/09/24
Underground Pipes and Services	Sedgman	B071-D1-01-0005_01	06/09/24
Engineering Report	Northern Consulting Engineers	MJ2506-A-ENG	18/12/24
Waste Management Strategy Plan	Sedgman Prudentia	B071-P01-06020-RT-0002	16/12/24
Landscape Concept Plans, Reference 1.1 Queensland Resources Common User Facility	N/A	AU213005687, Version G	04/12/24
Landscape Concept Plans, Reference 1.2 Planting Palette	N/A	AU213005687, Version G	04/12/24
Air Quality Impact Assessment	SLR Consulting Australia	623.030270.00003	03/03/25
Noise Impact Assessment	SLR Consulting Australia	623.030270.00008	29/11/24

Condition 2 - commencement of the development		Timing
2.1	<p>Notify the Coordinator-General in writing of the date of:</p> <ul style="list-style-type: none"> a) commencement of site works b) commencement of construction c) commencement of use. <p><i>Note:</i></p> <ul style="list-style-type: none"> • 'Site works' applies to any site preparation works • 'Construction' applies to the construction of any building • 'Use' applies to the operation of the facility for minerals processing 	<i>Within 30 days of commencement of the relevant stage</i>

Condition 3 – 'as constructed' plans		Timing
3.1	<p>Prepare and submit to the Coordinator-General, 'As constructed' plans certified by a RPEQ or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf files.</p>	<i>Prior to commencement of use</i>

Condition 4 - auditing		Timing
4.1	<p>Prepare and submit an audit report to the Coordinator-General within 30 business days after commencement of use.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 5 - inspection		Timing
5.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.</p> <p><i>Note: Where practicable, at least twenty-four (24) hours notice will be provided.</i></p>	<i>At all times</i>

Condition 6 – complaints		Timing
6.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received (b) complainant’s details including name and contact information (c) reasons for complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation to the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. 	<i>At all times</i>
6.2	<p>Prepare and provide a response to any complainant within 48 hours of receipt of the complaint. Retain a copy of any response made.</p>	<i>As indicated</i>
6.3	<p>Provide an up to date copy of the register if requested by the Coordinator-General.</p>	<i>As indicated</i>

Condition 7 – infrastructure contributions		Timing
7.1	<p>Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges notice contained in Enclosure 2, or as agreed to in writing by Townsville City Council.</p>	<i>Prior to commencement of use</i>

Condition 8 – services and utilities		Timing
8.1	<p>Obtain the necessary approvals for all required services and utilities (power, potable water, on-site sewer, gas wastewater, communications etc) for both construction and operation.</p>	<i>Prior to commencement of construction and to be maintained</i>
8.2	<p>The development must be serviced by the public sewerage network. In particular, the connection to Townsville City Council’s low pressure sewer system shall be at the boundary connection provided for each lot. Privately owned pressure sewer equipment must be installed and is to generally consist of a suitably sized tank with at least a 24-hour storage capacity, a positive displacement or 2-stage centrifugal grinder pump with minimum 0.45L/s flow rate at 50m pumping head, electrical control/alarms,</p>	<i>Prior to commencement of use</i>

	property discharge lines and boundary kit in accordance with drawings SEQ-PSS-1100-2, SEQ-PSS-1101-1 and SEQ-PSS-1102-1. <i>Note: Any future owners of the property must be notified of the above requirements. A Property Notation will be placed on Council's property management files to advise prospective purchasers of these sewer connection requirements.</i>	
8.3	The development must connect to Townsville City Council's reticulated water system. <i>Note: Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes. Private building fire systems must comply with relevant building codes and standards.</i>	<i>Prior to commencement of use</i>
8.4	Electricity and telecommunications must be provided to the premise in accordance with the works code of the Townsville City Plan.	<i>Prior to commencement of use</i>
8.5	Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to Townsville City Council.	<i>Prior to commencement of use and to be maintained</i>

Condition 9 – vehicle crossovers and parking		Timing
9.1	Unless otherwise agreed to in writing by Townsville City Council, all access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary generally in accordance with the Transport impact, access and parking code of the Townsville City Plan	<i>Prior to commencement of use and to be maintained</i>
9.2	All parking is to occur on site.	<i>At all times following the commencement of use</i>

Condition 10 – Construction Management		Timing
10.1	Prepare, and submit to the Coordinator-General, a construction management plan that includes the following: (a) employee and visitor parking areas (b) provision for loading and unloading materials including the location of any remote loading sites (c) the storage location/s materials, structures, plant and equipment on the construction site (d) management of noise and dust generated from the site during and outside construction work hours (e) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance, and who is responsible for undertaking those actions (f) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works</i>
10.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during site works and construction</i>
10.3	Water to be used for dust mitigation is to be drawn from sources other than Townsville City Council's reticulated water supply should Level 3 or 4 water restrictions be in effect and / or imposed during the construction of the development.	<i>At all times during site works and construction</i>

10.4	Dust or debris must not enter the State-controlled road during the construction phase of development.	<i>At all times during site works and construction</i>
Condition 11 – erosion and sediment control		Timing
11.1	Soil erosion and sediment control (SESC) plans must be prepared by a suitably qualified professional and submitted to the Coordinator-General and Townsville City Council, with the proposed SESC measures to be designed in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008). The plans must demonstrate that the proposed SESC measures will achieve the erosion and sediment control design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>Prior to commencement of site works and to be maintained</i>
11.2	Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination. These measures must be designed, implemented and maintained in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) and achieve the design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>Prior to commencement of site works and to be maintained</i>

Condition 12 – stormwater and drainage		Timing
12.1	The development is required to achieve no-worsening and no actionable nuisance in terms of stormwater quantity and stormwater quality for the major and minor events as defined by the Townsville City Plan relevant to the time of any future building approval.	<i>At all times</i>
12.2	Drainage from the development works/building must not adversely impact upon adjacent properties. Ponding, concentration or redirection of stormwater must not occur on adjoining land.	<i>At all times</i>
12.3	Drainage works must be designed and constructed in accordance with the latest edition of the Queensland Urban Drainage Manual and healthy waters code of the Townsville City Plan.	<i>Prior to commencement of construction and to be maintained</i>
12.4	Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced Registered Professional Engineer of Queensland (RPEQ) that stormwater drainage achieves the prescribed outcomes in accordance with the healthy waters code of the Townsville City Plan. <i>Note: certification must reference SDA approval number AP2024/012 and be provided to: Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au</i>	<i>Prior to commencement of construction</i>

Condition 13 – stormwater quality		Timing
13.1	Implement the stormwater management plan documented in the Engineering Report prepared by Northern Consulting Engineers, dated 18/12/2024 and referenced in Table 1 to Condition 1 of this approval.	<i>Prior to commencement of site works and to be maintained</i>
13.2	Submit to the Coordinator-General and Townsville City Council certification from a qualified and experienced RPEQ that the implementation of the stormwater management plan: <ul style="list-style-type: none"> (a) achieves the prescribed outcomes in accordance with the Works code and Healthy waters code of the Townsville City Plan; and (b) the implementation of the stormwater management plan achieves a reduction in contaminants in stormwater by at least the target percentages identified in Table 2. <p><i>Note: certification must reference SDA approval number AP2024/012 and be provided to: Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au</i></p>	<i>Prior to commencement of use</i>

Table 2 – Target percentages for contaminants in stormwater

Pollutant	Total Suspended Solids	Total Phosphorus	Total Nitrogen	Gross Pollutants
Minimum reductions in annual load from unmitigated development (reduction) (%)	80%	65%	40%	90%

Condition 14 – external details		Timing
14.1	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practice.	<i>Prior to commencement of use and to be maintained</i>
14.2	Legible property numbers must be erected at the premises and must be maintained. The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.	<i>Prior to commencement of use and to be maintained</i>

Condition 15 – safety and crime prevention		Timing
15.1	Install adequate fencing and signage to warn the public of operations and safety hazards.	<i>Prior to commencement of use and to be maintained</i>
15.2	Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	<i>Prior to commencement of use and to be maintained</i>

Condition 16 – landscaping		Timing
16.1	Provide for street trees and landscaping and implement works in accordance with the Landscape Concept Plan in Table 1 to Condition 1 of this approval. <i>Note –The preferred street tree species for this location is Grevillea Baileyana.</i>	<i>Prior to commencement of use and to be maintained</i>
16.2	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

<i>Note: street trees are subject to maintenance requirements and landscaping maintenance period outlined in the Townsville City Plan.</i>	
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Condition 17 – noise management		Timing
17.1	Prepare, and submit to the Coordinator-General, a noise management plan prepared by a suitably qualified professional that: <ul style="list-style-type: none"> (a) adopts the noise control recommendations of the Noise Impact Assessment prepared by SLR Consulting Australia, dated 29/11/24 and referenced in Table 1 to Condition 1 of this approval; or (b) adopts alternative noise mitigation and operational measures that achieve the nominated environmental noise criteria identified in Table 8 of the Noise Impact Assessment prepared by SLR Consulting Australia, dated 29/11/24 and referenced in Table 1 to Condition 1 of this approval. <p>The noise management plan is to include a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions.</p>	<i>Prior to commencement of use</i>
17.2	Implement the noise management plan which must be current and available on site at all times during the operation of the use.	<i>At all times</i>

Condition 18 – air contaminants		Timing
18.1	Prepare, and submit to the Coordinator-General, an air quality management plan prepared by a suitably qualified professional that adopts the mitigation measures in the Air Quality Impact Assessment prepared by SLR Consulting Australia, dated 3/03/25 and referenced in Table 1 to Condition 1 of this approval. <p>The air quality management plan is to include a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions.</p>	<i>Prior to commencement of use</i>
18.2	Implement the air quality management plan which must be current and available on site at all times during the operation of the site.	<i>At all times</i>
18.3	Contaminants must only be released to air from the point sources in accordance with Table 3.	<i>At all times</i>

Table 3 – Contaminants to air

Pollutant	Feed Source	Treatment method	Treated emissions (kg/h)
Particulates	Duty Feed 1	Baghouse	0.25
Particulates	Duty Feed 2	Venturi Gas Scrubber	0.003
NO ₂			0.47
SO ₂			0.45
NH ₃			0.012
VOCs			0.005
H ₂ SO ₄ Mist / SO ₃			0.29

Condition 19 – potential contamination		Timing
19.1	Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.	<i>At all times</i>

19.2	Roof water is to be piped away from areas of potential contamination.	<i>At all times</i>
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Condition 20 – hazardous materials		Timing
20.1	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
20.2	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases from the containment system controlled in a manner that prevents environmental harm.	<i>At all times</i>
20.3	Storage of LPG is limited to: (a) 10 tonnes for tank(s) aggregate net capacity, and (b) 10 tonnes for road tanker net capacity.	<i>At all times</i>
20.4	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 21 – waste management		Timing
21.1	Implement the Waste Management Strategy Plan prepared by Sedgman Prudentia, dated 16/12/24 and referenced in Table 1 to Condition 1 of this approval which outlines the method and frequency of refuse collection for the development.	<i>Prior to commencement of use and to be maintained</i>
21.2	Reuse, recycle or lawfully dispose of all waste (other than treated waste-water released to land) generated by the development.	<i>At all times</i>
21.3	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>At all times</i>
21.4	Where bulk refuse facilities are provided, the bulk refuse facility must: (a) be a suitable enclosure with concrete slab floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front (b) be within the curtilage of the premise in an accessible location to receive the service (c) be graded and drained through an approved sediment/silt trap to legal sewer connection and (d) be provided with a hose cock and hose in close proximity to the enclosure. (e) have a minimum overhead clearance of 6.5m for refuse collection. Access for collection is not impeded by any overhead obstructions such as trees, wires or other structure. This minimum height must be maintained at all times.	<i>Prior to commencement of use and to be maintained</i>

Condition 22 – storage		Timing
25.1	Goods, equipment, packaging material or machinery must not be stored or left exposed within the first 20m from any public road or thoroughfare.	<i>Prior to commencement of use and to be maintained</i>

Condition 23 – fire fighting		Timing
26.1	The development must be provided with an adequate and accessible supply of water for firefighting purposes.	<i>Prior to commencement of</i>

	<p><i>Note: Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes. Private building fire systems must comply with relevant building codes and standards.</i></p>	<p><i>use and to be maintained</i></p>
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Condition 24 – lighting		Timing
27.1	Provide external lighting sufficient to provide safe ingress and egress for site users.	<i>Prior to commencement of use and to be maintained</i>
27.2	Outdoor lighting must be provided in accordance with <i>AS1158.1:2005 – Lighting for Roads and Public Spaces.</i>	<i>Prior to commencement of use and to be maintained</i>

Condition 25 – repair of damage		Timing
28.1	Repair any property fencing, roads and service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of use and to be to be maintained</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the material change of use for a research and technology industry within the Townsville State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Townsville City Council

Further Approvals Required

A Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

A Roadworks permit for the construction of a driveway or access within the road reserve must be obtained.

For filling and excavation associated with this approval, an Operational works application must be submitted to Townsville City Council.

Building works

A Development Permit for Building Works to carry out building works prior to works commencing on site.

Prior to the issuing of a Development Permit for Building Works, documentation signed by a RPEQ must be submitted to a Building Certifier identifying the required minimum floor height of all habitable rooms to achieve storm tide/flood immunity.

Infrastructure charges

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the SDA approval is attached for your information.

Water restrictions

To manage Townsville's water resources, council regulates water restrictions on a permanent basis. All development undertaken in Townsville must be mindful of the current and projected level of water restrictions that may affect development activities such as landscaping establishment and/or soil erosion and sediment control.

Developers remain responsible for compliance with any water restrictions as directed by Townsville City Council.

During times of significant water shortage, Townsville City Council may refuse to grant developer exemptions from water restrictions for the purposes of landscaping works or soil erosion and sediment control activities.

In circumstances where exemptions to water restrictions are no longer issued by Townsville City Council, bonding of soft landscaping works will be permitted to enable the release of plans of survey and / or compliance certificates. In cases where the soft landscaping is a component of permanent soil erosion and sediment control (such as an open drain) the use of “bonded fibre matrix” type hydro-mulch products or other suitable soil erosion and sediment control methods can be carried out as alternatives to demonstrate compliance with water restrictions.

The responsibility for compliance with all relevant environmental protection requirements (in particular sediment and erosion control) remains with the developer.

Connection to services

A copy of the SDA approval and the approved water reticulation design must be submitted to Townsville City Council with the appropriate application form for connection to Townsville City Council’s water supply. Townsville City Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

A copy of the SDA approval and the approved sewer reticulation design must be submitted to council with the appropriate application form for connection to Townsville City Council’s sewer supply. Townsville City Council will respond to the application with a quotation for the work upon payment will schedule the works for connection.

Signage

Plans of any signage to be associated with the use that is deemed to be assessable development in accordance with the Categories of development and assessment - Operational work, specifically Operational work being placing an advertising device on premises of the Townsville City Plan, must be submitted to council for assessment.

Signs must be designed in accordance with relevant codes of the Townsville City Plan. To maintain amenity for the adjoining properties, no illumination of the signage is to occur unless otherwise approved by council.

Construction

Storage of Materials and Machinery

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved.

Building Work Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- a. 6.30 a.m. to 6.30 p.m. Monday to Saturday
- b. No work on Sundays or Public Holidays.

Liquid Trade Waste Approval/Agreement

The developer is advised that a Trade Waste Approval/Agreement may be required under the *Water Supply (Safety and Reliability) Act 2008*. This should be discussed with Townsville City Council’s Planning Services team at an early stage of project development.

Contact Tradewaste@townsville.qld.gov.au or 13 48 10.

Asbestos

All asbestos being removed from the site must be transported and disposed in accordance with relevant legislation.

Flammable and Combustible Liquids

Flammable and combustible liquids are to be stored and handled in accordance with AS1940— The Storage and Handling of Flammable and Combustible Liquids.

Chemical Storage

Where chemicals are stored or handled on site, the storage and handling of chemicals must be in accordance with the relevant WHS Code of Practice.

Roadworks Approval

The developer is responsible for obtaining a Roadworks permit in accordance with Subordinate Local Law No. 1.15 (Carry out Works or Interfering with a Road or its Operation) 2011 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

- a. Completed Roadworks permit application form
- b. Prescribed fee
- c. Traffic Management Plan prepared by a suitable qualified traffic professional detailing the traffic management measures put in place to manage all Roadworks including pedestrians, cyclists and vehicles in accordance with the Manual of Uniform Traffic Control Devices (Queensland) Part 3 – Works on Roads.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Townsville City Council for a letter of 'no objection' prior to applying to the Queensland Police Service for the permit. The Traffic Management Plan will need to be included with the application to Townsville City Council.

Clinical/Medical Waste

If this development has the potential to generate or handle clinical and regulated waste material. Clinical and medical related waste it is to be handled in accordance with AS/NZS3816:1998 Australian Standard/New Zealand Standard – Management of clinical and related wastes.

Environmentally Relevant Activities

Where the premises is intended to be used for carrying out an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 2019, an application under the Planning Act 2016 and the *Environmental Protection Act 1994* must be submitted to the relevant administering authority prior to the commencement of the use.

Environmental Management Register

If the business meets the threshold specified in Schedule 3 of the Environmental Protection Act 1994 for a notifiable activity, it has a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority (Department of Environment, Tourism, Science and Innovation) within 22 business days of the use commencing.

Environmental Authorities

Environmental authority (EA) approval is required to be able to undertake ERAs, pursuant to the *Environmental Protection Act 1994*.

To undertake an environmentally relevant activity (ERA) in Queensland you must be a registered suitable operator (RSO). If you are not an RSO, you may apply to become one before or at the same time as applying for your environmental authority (EA) – this is a free application.

Material Change of Use and potential concurrence activity

Under s120 of the *Environmental Protection Act 1994*, an application for an EA for a prescribed ERA cannot be made if a SDA application for a material change of use (MCU) of premises relating to the activity is necessary to carry out the activity, and neither a SDA application, nor a change application to change a SDA approval to authorise the MCU has been made.

You may make an application for an EA directly to the Department of the Environment, Tourism, Science and Innovation (DETSI) should you have the appropriate land use approval, or if you have applied for it. You will need to provide written confirmation from the relevant planning authority as evidence that a new or changed development permit for a material change of use of premises is not necessary.

How to apply

You can apply online through our Online Services system. If you are not registered as a user, you will need to register.

You can apply to DETSI by manually filling out the relevant form and providing it to the department by e-mail or post. Applications that are made to the department this way can be paid by cheque or money order – you cannot pay for an application made in this manner by credit card.

What to include in your EA application

Supporting information for your EA application must include all information listed under section 125 of the *Environmental Protection Act 1994* (available at <https://www.legislation.qld.gov.au/>). Most importantly, include relevant technical information, encompassing:

1. A description of the proposed activities;
2. A description of the land on which the activities will be carried out;
3. An assessment of the likely impact of each relevant activity on the environmental values, including— a description of the environmental values likely to be affected by each relevant activity; and
 - (a) details of any emissions or releases likely to be generated by each relevant activity; and
 - (b) a description of the risk and likely magnitude of impacts on the environmental values; and
 - (c) details of the management practices proposed to be implemented to prevent or minimise adverse impacts; and
 - (d) details of how the land the subject of the application will be rehabilitated after each relevant activity ceases; and
4. A description of the proposed measures for minimising and managing waste generated by each relevant activity; and
5. Details of any site management plan that relates to the land the subject of the application.

Specific technical requirements

Ultimately, the application supporting material must demonstrate that the proposed activity will or will not have the potential to significantly impact environmental values.

Some of the specific technical components that will need to be addressed within the application material may include:

1. Impacts to land, including land degradation such as erosion and contaminant overloading;
2. Impacts to groundwater, including in relation to contaminant leaching to groundwaters;
3. Impacts to native vegetation, including in relation to waterlogging, and nutrient overloading related impacts;
4. Impacts to surface water quality, including stormwater contamination, and other water related environmental values;
5. Impacts related to waste generation, storage, transport and management;
6. Impacts related to the potential of spills or contaminant containment issues;
7. Other impacts that are relevant to the site-specific circumstances of the proposal.

The major environmental concerns will likely be in:

1. containment of contaminants, specifically regarding containment mitigation used. Subsequently, it is important to understand contaminants of concern, containment methods, spill prevention, potential environmental values at risk of contamination due to inadequate containment, distance to sensitive receptors, and
2. releases to air, specifically regarding stack emissions. Subsequently, it is important to understand all release points, stack height, efflux velocity, contaminants of concern and associated expected concentration levels, burn efficiencies, receiving environmental values, distance to sensitive receptors, and potentially modelling to demonstrate dispersion and residual environmental risk. This information should form a major part of the application supporting material.

Greenhouse Gas Emissions

As conducting the proposed activity may involve the release of greenhouse gas emissions (GHG) to air, the application should outline the greenhouse gas emissions likely to be generated from the activity, and the proposed measures to prevent or minimise emissions.

The application should include emissions inventory of projected annual emissions for each relevant GHG, expressed in CO₂-e terms. The application should identify all measures proposed to be implemented to prevent, minimise, and offset the releases of GHG emissions and identify the risks and likely magnitude of impact to environmental values of air resulting from the project's GHG emissions. This includes demonstration of how the activity meets best practice environmental management for the relevant industry, and how emissions will be avoided or reduced throughout the life of the activity.

For more information refer to the Greenhouse Gas Emissions Guideline: https://www.desi.qld.gov.au/policies?a=272936:policy_registry/era-ql-greenhouse-gas-emissions.pdf.

Pre-lodgement with DETSI

Draft versions of an ERA application and supporting applications can be provided to DETSI for review prior to lodgement, so that an assessment officer can highlight any issues or gaps in the information. This will speed up the process when the application is lodged. Given the sensitivity of the surrounding environment, and potential environmental concerns if not managed, DETSI highly recommends engaging in detailed discussions prior to making an application.

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the suitably qualified person(s) (see Schedule 1 in the Townsville SDA Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
 - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.

Enclosure 2 – Infrastructure contributions



Infrastructure Charges Notice

Townsville City Council

To:	RPS AAP Consulting Pty Ltd Po Box 1307 Fortitude Valley QLD 4006	Notice Date:	16 Jan 2025
		Issue Date:	20 Jan 2025
		Infrastructure charges notice number:	ICN-001858
		Application reference:	CAR25/0004

Type of approval:	Concurrence Agency Response
Description:	Request for Early referral response - Research and Technology Industry in the TSDA
Charges Resolution:	Infrastructure Charges Resolution - 1 July 2024

Premises to which the levied charge applies	Primary site address: 109 Penelope Road, Stuart QLD 4811 Real property description: Lot 14 SP 338024
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About this notice	The Council has decided to give an Infrastructure Charges Notice, which states a levied charge the details of which are stated below, for the development of the premises that is the subject of the development approval.
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Applicable levied charge	Applicable levied charge	\$262,224.55
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Infrastructure charges notice advice	Infrastructure Agreements: If an Infrastructure Agreement applies to this development, to the extent of any inconsistency, the Infrastructure Agreement applies instead of the Infrastructure Charges Notice.
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Charges reductions	No charges reductions apply.
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Other adjustments	No other adjustments apply.
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Other adjustments	No other adjustments apply.
Cost of trunk infrastructure for offset or refund	Subject to Infrastructure Agreement IA/00093
How the levied charge was worked out	Details of how the applicable levied charge and any charge reductions, other adjustments, and the cost of trunk infrastructure for offsets and refunds have been worked out are provided in the detailed calculations section of this Infrastructure Charges Notice.
Why the charge is levied	The charge is levied in accordance with Council's Infrastructure Charge Resolution to accompany any Townsville State Development Area Development Approval assessed against the State Development and Public Works Organisations Act 1971.
Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with Council's infrastructure charges resolution.
Date levied charge is payable	Once payment is due, a levied charge is, for the purpose of recover, taken to be rates of the Council. A notation will be placed on the premises in Council's Property Database that will be discoverable by prospective purchases that a levied charge is outstanding. This will be removed once full payment is received. Should the levied charge remain outstanding, it will be considered a debt on the land, interest of 8.03% per annum compounded daily applies and Council may take legal action to recover the debt, in accordance with Council's debt recovery policy.
Making a payment	Before paying the levied charge you must request an invoice showing the total levied charge payable at the time of payment including any automatic increase.
Appeal rights	If you are dissatisfied with this Infrastructure Charges Notice, under Section 229 (3) (d) of the <i>Planning Act 2016</i> you may appeal against an Infrastructure Charges Notice within twenty (20) business days after receiving the Notice.

Calculation Details

Infrastructure charges notice number:	ICN-001858
Application reference:	CAR25/0004
Type of approval:	Concurrence Agency Response
Applicable resolution:	Infrastructure Charges Resolution - 1 July 2024

1. How the levied charge was worked out

Development

Land Use	Development Unit	Proposed Development	Existing Development	Net Development
Vacant lot (Other zonings on lots >800m2)	Lot	0	1	-1
Research and technology industry	GFA (m2)	4895	0	4895

Applicable levied charge

Land Use	Development Unit	Net Development	Adopted Charge Rate \$/unit	Charge \$
Adopted rate				
Research and technology industry	GFA (m2)	4895	\$60.49	\$296,098.55
Vacant lot (Other zonings on lots >800m2)	Lot	-1	\$33,874.00	(\$33,874.00)
Applicable levied charge				\$262,224.55

2. How the charges reduction and other adjustments were worked out

No charges reductions apply.

No other adjustments apply.