

PLANNING REPORT

No. 100933

Application for a Development Permit for Material Change of Use for a Renewable Energy Facility involving land legally described as Lot 2 on SP132603 situated at 24 Vantassel Street, Stuart



Prepared on Behalf of: LMS Energy Pty Ltd

May 2023

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Appendix A – Current Title Search

Appendix B – Survey Plan and SmartMap

Appendix C – Decision Notice (AP2020/012)

Appendix D - Site Plan

Appendix E - Site Layout Plan

Appendix F – Noise Impact Assessment

Appendix G – Air Quality Assessment

Appendix H – Ergon Energy Report

Appendix I – Owners Consent

Contact Details

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1.0 Summary

SITE DETAILS

Address	24 Vantassel Street, Stuart Qld 4811
Real Property Description	Lot 2 on SP132603
Subject Land Area	80.43ha
Local Government Area	Townsville City Council
Current Registered Landowner	Townsville City Council

PLANNING SCHEME DESIGNATIONS

Local Government	Townsville City Council
Planning Scheme / Act	Townsville State Development Area Development Scheme
Zone	High Impact Industry Precinct

APPLICATION DETAILS

Applicant	LMS Energy Pty Ltd
Proposal	Material Change of Use to establish a Renewable Energy Facility
Application Type	Development Permit
Level of Assessment	SDA Assessable

PROJECT TEAM

Town Planning and Surveying	Murray & Associates (Qld) Pty Ltd
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2.0 Introduction

Murray & Associates (Qld) Pty Ltd have been commissioned to prepare this Planning Report on behalf of LMS Energy Pty Ltd in support of an Application for a Development Permit for Material Change of Use to establish a Renewable Energy Facility, involving land described as Lot 2 on SP132603, situated at 24 Vantassel Street, Stuart.

Townsville City Council as the Current Registered Landowners of the subject site (refer to **Appendix A** for a copy of the Current Title Search), have provided written consent, which is attached to this application (**Appendix I**).

The subject site incorporates an area of 80.43ha and is situated within the High Impact Industry Precinct in accordance with the Townsville State Development Area Development Scheme. The proposal is 'SDA Assessable', in accordance with Table 2 Regulated Development within the High Impact Industry Precinct of the Townsville State Development Area Development Scheme.

The purpose of this Town Planning Report is to provide a detailed overview of the proposed development in relation to the characteristics of the subject site and surrounding land uses and relevant planning documents. In this regard, an assessment has been undertaken in relation to the Townsville State Development Area Development Scheme, and should be read in conjunction with the supporting information included within the Figures and Appendices of this report.

Given the subject site is included in the Townsville State Development Area, it is noted that the proposed development is assessed under the State Development and Public Works Organisation Act 1971 (SDPWO Act).

3.0 Characteristics of the Site and Surrounding Area

3.1 Overview

3.1.1 Location of the Subject Site

The subject site is located at 24 Vantassel Street, Stuart and is legally described as Lot 2 on SP132603. The subject site is located approximately 10km southeast of the Townsville town centre. A Locality Map is provided at **Figure 1** of this report and identifies the subject site in relation to the surrounding area.

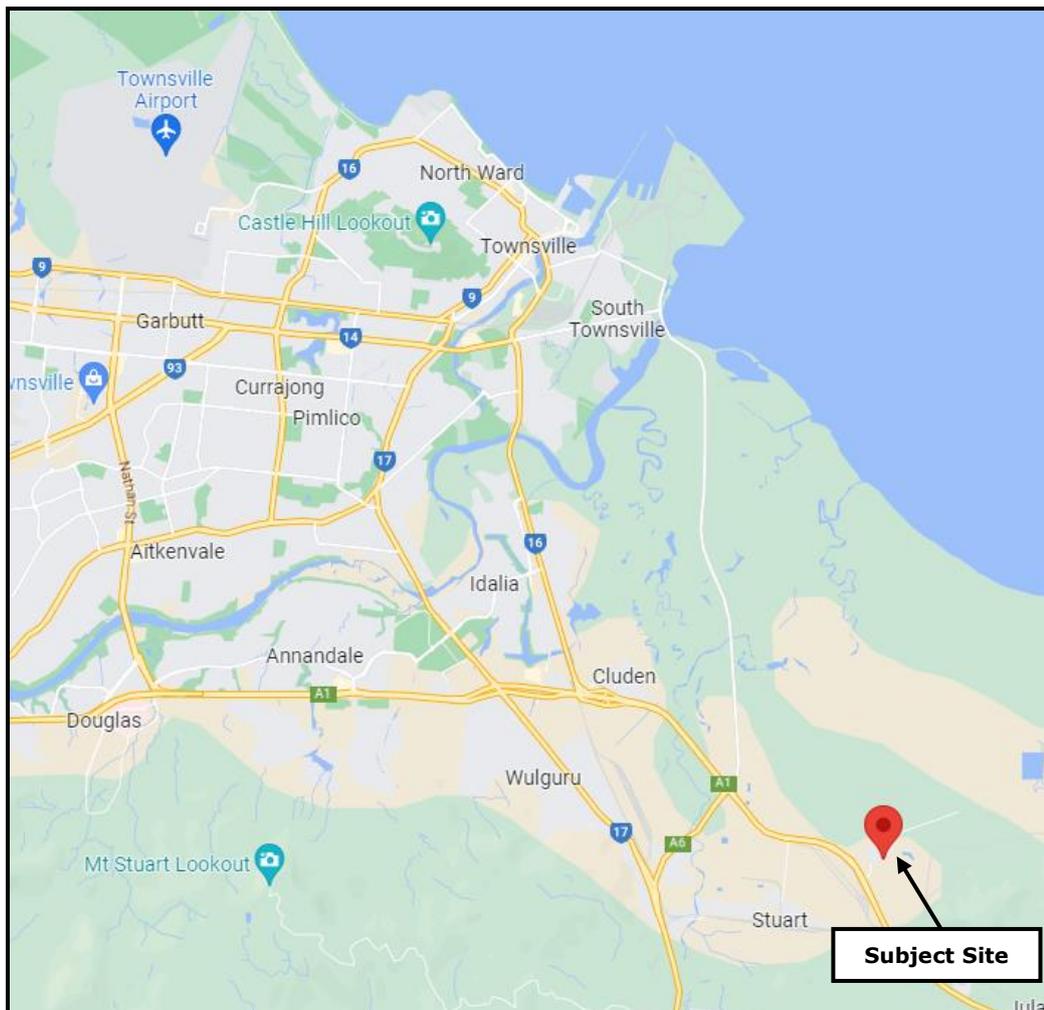


Figure 1: Locality Map

3.1.2 Current Registered Landowners

The Current Registered Landowner of the subject site are Townsville City Council Council, as confirmed by the Current Title Search included at **Appendix A** of this report.

3.1.3 Planning Designation

The subject site is included within the High Impact Industry Precinct in accordance with *Figure 1 Boundary and Development Precincts of the Townsville SDA* of the Townsville State Development Area Development Scheme. An extract copy of *Figure 1 Boundary and Development Precincts of the Townsville SDA* is provided at **Figure 2** of this report and identified the subject site in relation to the surrounding area.

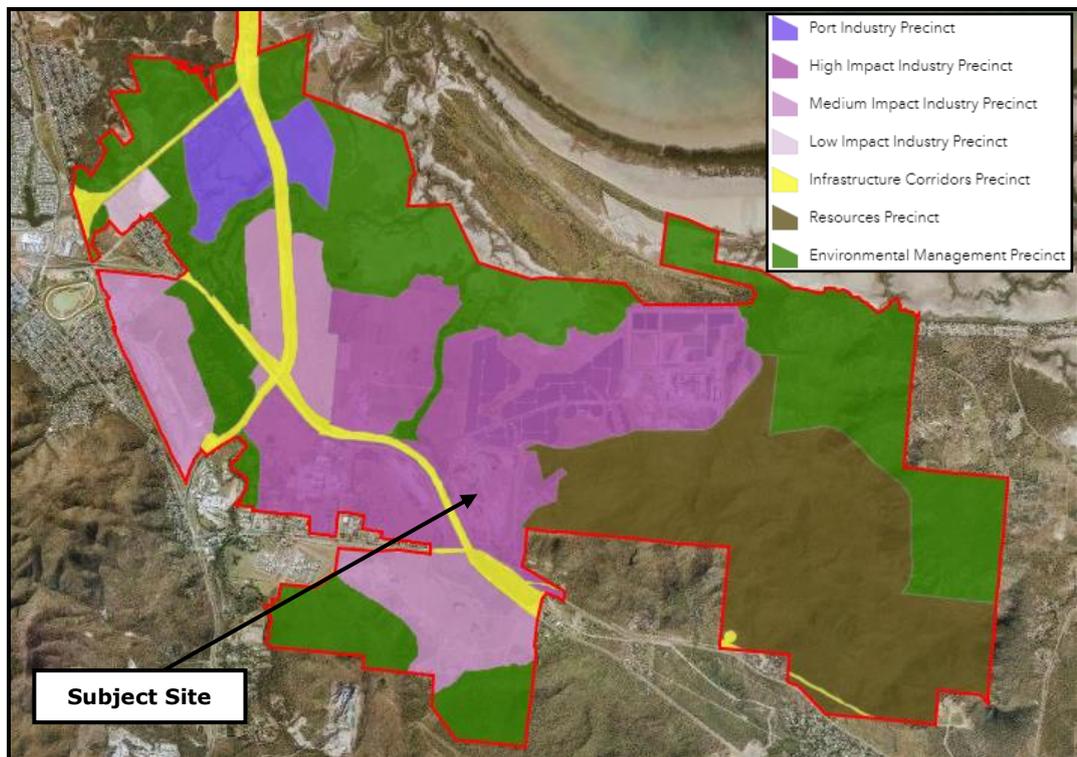


Figure 2: Townsville State Development Area Precincts Map

3.1.4 Surrounding Land Uses

The subject site is adjoined by properties to the north, south and east that are likewise included within the High Impact Industry Precinct, which accommodate high impact industry uses. Adjoining land to the west is included in the Infrastructure Corridors Precinct (Bruce Highway), with land further east included in the Resources Precinct, which is currently vacant land (refer to **Figure 2** of this report).

3.1.5 Dimensions, Easements, Size and Topography

The subject site is irregular in shape and comprises an area of 804,300m² (80.43ha). For complete site dimensions and topography of the site please refer to the Survey Plan and SmartMap included at **Appendix B** of this report. Furthermore, as noted by the Current Title Search included at **Appendix A** of this report, the subject site is encumbered by the following easement:

- Easement in Gross No. 703117852 burdening the land to Townsville/Thuringowa Water Supply Board over Easement B on RP909848;
- Easement in Gross No. 703444527 burdening the land to Townsville/Thuringowa Water Supply Board over Easement C on SP116848; and
- Easement in Gross No. 707893742 burdening the land to Queensland Electricity Transmission Corporation Limited A.C.N. 078 849 233 over Easement I on SP167049.

3.1.6 Built and Natural Site Features

The subject site currently accommodates a Waste Disposal Facility, which was approved under the Townsville SDA in August 2021, as demonstrated by the attached Decision Notice (AP2020/012) included at **Appendix C** of this report.

3.1.7 Access and Services

The subject site comprises road frontage to the Bruce Highway along the western boundary and portions of Zinc Road and Vantassel Street along the northern boundary. Given the large size of the site, access is currently facilitated via multiple access points from Vantassel Street, with internal access roads providing access throughout the site.

It is noted that the subject site is connected to a reticulated supply of electricity and telecommunications and is connected to Council's reticulated water and sewer.

4.0 Proposed Development

4.1 Development Overview

This application seeks approval for a Development Permit for Material Change of Use to establish a Renewable Energy Facility, involving land described as Lot 2 on SP132603, situated at 24 Vantassel Street, Stuart.

LMS Energy is Australia's largest and most experienced landfill biogas company. The recovery of landfill biogas reduces methane emissions and provides a reliable source of renewable energy. Each year, LMS' projects reduce over 4 million tonnes of greenhouse gases from being emitted into the atmosphere, making LMS one of Australia's largest emissions reducers. LMS is Australia's largest carbon abatement company under the Federal Government's Emissions Reduction Fund and currently owns and operates 36 similar sites across Australia and New Zealand.

The Facility will be capable of generating approximately 1.1MW of electricity and will be fuelled by biogas extracted from the existing landfill. The Facility will be interconnected with the local electricity grid to enable the sale of electricity produced. The High Voltage Connection point will be to the north of the proposed facility location.

The proposed development will assist in the destruction of methane, which is extremely important for the environment, with methane having a global warming potential of 28 times more than carbon dioxide. It will also generate employment opportunities for the local area during the construction and operational phases of the development with the added flow on effect to the local economy.

The facility will be constructed on a hardstand area adjacent to the landfill. The hardstand area will be approximately 25m x 23m. There is an existing flare on site which will be located adjacent to the power station compound. The facility has been situated to ensure minimal impact at and beyond the

compound boundary and will have little to no impact on any residential locations, public areas, schools and sensitive receptors in general.

4.1.1 Site Layout

A Site Plan has been prepared by LMS Energy and included at **Appendix D** of this report to depict the proposed location of the Renewable Energy Facility. As per the attached Site Plan, the proposed Renewable Energy Facility will be established within the northeast corner of the existing Waste Disposal Facility.

Furthermore, a Site Layout Plan has been prepared by LMS Energy and attached at **Appendix E**. The Site Layout Plan depicts the proposed internal layout of the Renewable Energy Facility. As demonstrated by the Site Layout Plan, the facility will comprise of:

- One generator module
- Control building
- Ring main unit (RMU)
- 20ft lockable shipping container for storage of tools, equipment and spare parts
- Covered bunded storage area
- Chemical toilet facility
- Waste oil storage tank
- Potable water tank
- Tow lightning poles

The Site Layout Plan details the connection location to the existing Ergon overhead infrastructure at located along the northern boundary of the site. The Applicant has already commenced the process to gain the required connection approvals through Ergon, with the Ergon Energy Report included as **Appendix H** of this report.

4.1.2 Access and Services

The proposed Renewable Energy Facility will be accessed via the existing internal road network within the Waste Disposal Facility, which extends from Vantassel Street to the northwest. The existing internal road network and access arrangement is clearly depicted on the Site Plan (**Appendix D**).

The existing waste facility is designed to facilitate heavy machinery as part of its day-to-day operation and any impact of construction vehicles (or operational vehicles) would be negligible. It is anticipated that construction and operation of the proposed BioEnergy Facility will have a negligible impact on traffic levels and the road system in the area.

During the construction phase the estimated traffic generation is 4 heavy vehicle movements per day carrying materials and equipment, and 8 light vehicle movements per day. Vehicle access times will be between 7:00am and 4:30pm Monday to Friday and 7:00am-1:00pm Saturdays. As the access road is partially non-sealed, access by heavy vehicles will be determined on the day. All vehicles must abide by speed restrictions on site and will reduce to 25km/hr around construction areas if site speed limit is higher. In addition to vehicles delivering equipment and personnel to site, construction will involve the use of a mobile crane to unload and install heavy items and small earthmoving machinery for minor regrading and upgrading of the existing drainage. It is not expected that construction activities will contribute to any significant increase in traffic noise. Construction phase is anticipated to be approx. 2 months.

Operations traffic will be negligible as the site is designed to operate unmanned. Typically, up to two utility vehicles will access the site each day.

Furthermore, two (2) carparking spaces will be provided on-site, which is deemed sufficient for a development of this nature.

5.0 State Planning Considerations

5.1 State Transport Corridors

5.1.1 State-controlled Road

The Bruce Highway traverses the western boundary of the subject site and is identified as a State-controlled Road in accordance with the State Assessment Referral Agency’s (SARA) DA Online Mapping System (refer **Figure 3** below). In this regard, the proposed Renewable Energy Facility will be established in the northeast corner of the site, approximately 865m away from the Bruce Highway. Furthermore, the proposed use will utilise the existing access arrangement, with vehicle movements during construction and the continued operation of the use are anticipated to be minimal. As such, the establishment of a Renewable Energy Facility on the site will have a negligible impact on the Bruce Highway. Please refer to section 4.1.2 of this further detail in relation to access arrangements and anticipated traffic generation.

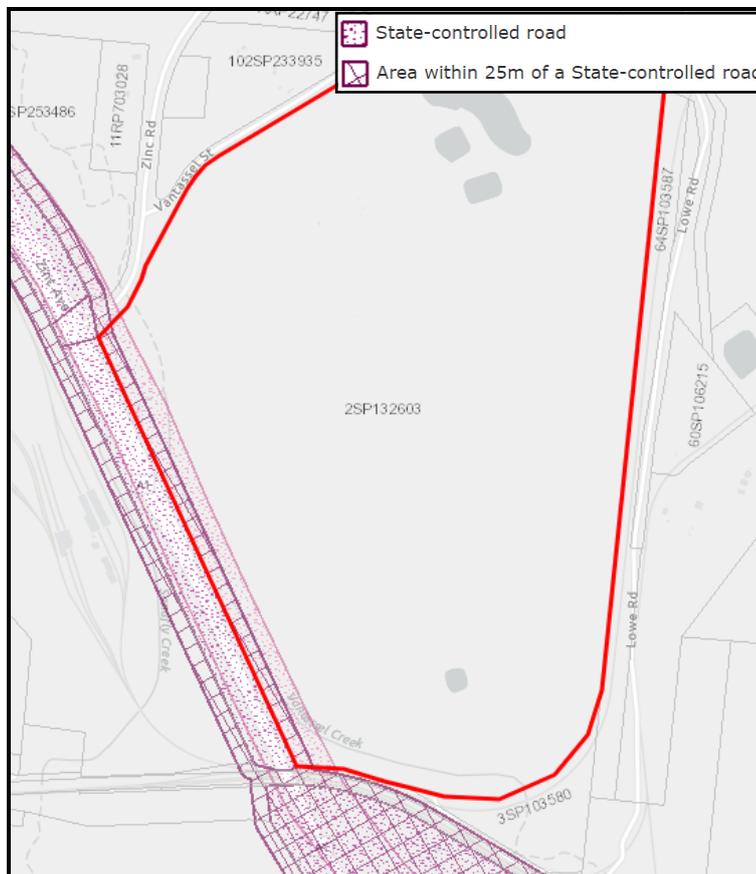


Figure 3: State-controlled Road Overlay Map

5.1.2 Railway Corridor

The subject site is also identified as fronting a Railway Corridor along the eastern boundary, as determined in accordance with the State Assessment Referral Agency's (SARA) DA Online Mapping System (refer **Figure 4** below). In this regard, stormwater will be managed entirely within the boundaries of the site and will not result in any overland flows being directed into the Railway Corridor. Furthermore, the proposed development does not comprise a sensitive land use that would be adversely impacted by noise emissions from the adjoining Railway Corridor. As such, it is evident that the proposed Renewable Energy Facility will not result in any adverse impacts to the Railway Corridor.



Figure 4: Railway Corridor Overlay Map

6.0 Local Planning Considerations

6.1 Overlays

The subject site is identified as triggering the following overlays in accordance with the Townsville City Plan:

- Airport Environs Overlay – Operational Airspace (Airspace more than 90m above ground);
- Bushfire Hazard Overlay – Medium and High Bushfire Hazard Area;
- Flood Hazard Overlay – Low, Medium and High Hazard Area; and
- Natural Assets Overlay – High Environmental Importance.

It is noted that the Townsville City Plan is not applicable to the proposed development as the subject site is included in the Townsville State Development Area. However, a comment regarding the abovementioned overlays has been provided below to demonstrate the proposed development is not adversely impacted by the above overlays.

6.1.1 Airport Environs Overlay

The subject site is identified as triggering Operational Airspace (Airspace more than 90m above ground) in accordance with the Airport Environs Overlay of the Townsville City Plan. As demonstrated by the Site Layout Plan (**Appendix E**), the proposed lighting pole is the tallest structure of the proposed development, which will comprise a maximum height of 22 metres. As such, the proposed Renewable Energy Facility will not enter the operational airspace.

6.1.2 Bushfire Hazard Overlay



Figure 5: Bushfire Hazard Overlay Map

The subject site is identified as comprising Medium and High Bushfire Hazard Area in accordance with the Bushfire Hazard Overlay of the Townsville City Plan. In this regard, the proposed Renewable Energy Facility will be sited entirely outside of the constrained area, with unconstrained access available via the existing access arrangement. Importantly, the proposed development will not increase the number of inhabitants on the site, nor will it result in a sensitive land use. As such, the Bushfire Hazard Overlay is considered negligible to the proposed development.

6.1.3 Flood Hazard Overlay

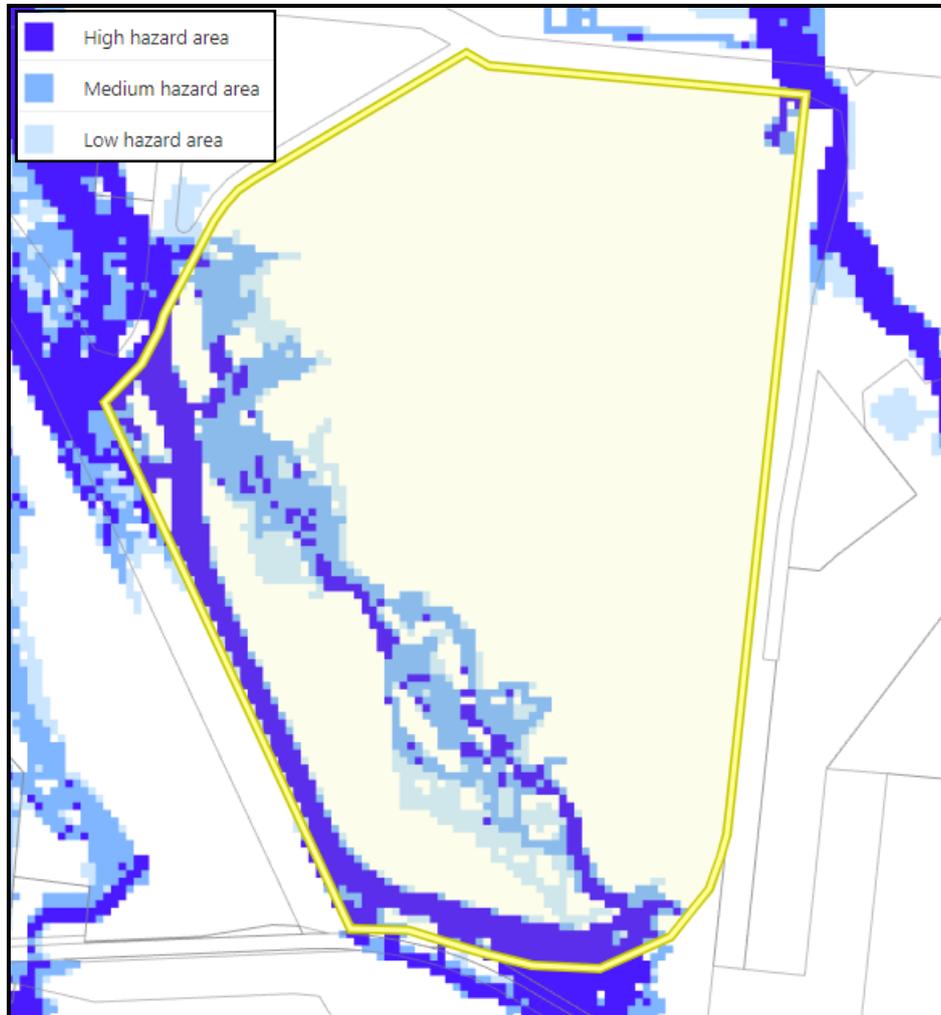


Figure 6: Flood Hazard Overlay Map

The subject site is identified as comprising Low, Medium and High Hazard Area in accordance with the Flood Hazard Overlay of the Townsville City Plan. Importantly, the proposed Renewable Energy Facility will be sited entirely outside of the constrained area, with unconstrained access available via the existing access arrangement. Furthermore, as outlined above, the proposed development will not increase the number of inhabitants on the site, nor will it result in a sensitive land use. As such, the Flood Hazard Overlay is considered negligible to the proposed development.

6.1.4 Natural Assets Overlay



Figure 7: Natural Assets Overlay Map

The subject site is identified as comprising areas of High Environmental Importance in accordance with the Natural Assets Overlay of the Townsville City Plan. In this regard, the proposed development will not result in any clearing of vegetation, with the proposed Renewable Energy Facility sited entirely outside of these ecological areas. Furthermore, the proposed use will not result in any adverse impacts to the mapped ecological areas in the way of run-off. As such, the Natural Assets Overlay is considered negligible to the proposed development.

7.0 Townsville State Development Area Development Scheme

7.1 Strategic Vision

The vision for the Townsville SDA is to:

Strategic Outcome	Comment
a) <i>be the preferred location in North Queensland for the establishment of industrial development of regional, State and national significance, including supporting infrastructure, which is reliant on direct access to one or more of the Port of Townsville, national freight rail and major road networks</i>	Complies. The subject site is included in the High Impact Industry Precinct of the Townsville State Development Area Development Scheme, with direct access to the Bruce Highway.
b) <i>ensure development of the Townsville SDA occurs in a logical sequence and is equally focused on the short- and long-term economic benefits to the region and State</i>	Complies. The proposed Renewable Energy Facility is a logical expansion of the existing Waste Disposal Facility, which will provide both short and long-term economic benefits to Stuart and the wider Queensland region.
c) <i>facilitate the continued operation and future expansion of existing industrial operations and regionally significant extractive resources</i>	Complies. As outlined above, the proposed Renewable Energy Facility is an expansion of the existing Waste Disposal Facility.
d) <i>facilitate a coordinated approach to the delivery of infrastructure, and maximise the efficient use of existing and future port, road, rail and ancillary infrastructure</i>	Complies. The proposed development will utilise all existing infrastructure which is available to the site.
e) <i>recognise and protect environmental, cultural heritage and community values</i>	Complies. The proposed development will ensure environmental, cultural heritage and community values are protected.
f) <i>contribute to maintaining the outstanding universal value of the Great Barrier Reef World Heritage Area.</i>	Complies. The proposed Renewable Energy Facility will assist in the reduction of greenhouse gases from being emitted into the atmosphere. This process will contribute to tackling Climate Change, which will in turn contribute to maintain the health and universal value of the Greater Barrier Reef World Heritage Area.

7.2 Overall Outcomes for Development in the Townsville SDA Area

Development within the Townsville SDA:

Overall Outcome	Comment
a) <i>capitalises on the Townsville SDA's strategic location, supports the role and function of the Port of Townsville and stimulates economic growth</i>	Complies. The subject site's inclusion within the High Impact Industry Precinct of the Townsville SDA allows the proposed Renewable Energy Facility is appropriately located to capitalise on the location and stimulate economic growth.
b) <i>ensures lots are appropriately sized to accommodate preferred development</i>	Complies. The subject site comprises an area of 80.43ha, with the proposed Renewable Energy Facility to utilise approximately 750m ² of the site. As such, the subject site is appropriately sized to accommodate the proposed development.
c) <i>ensures the integrity and functionality of the Townsville SDA is maintained and protected from incompatible development</i>	Complies. The proposed development represents a consistent use within the High Impact Industry Precinct of the Townsville SDA.
d) <i>avoids or minimises adverse impacts on sensitive land uses</i>	Not applicable. The subject site is situated in an established industrial area, which is not located in proximity to any sensitive land uses.
e) <i>ensures design, construction and operation is consistent with current best practice</i>	Complies. Please refer to the Site Layout Plan (Appendix E), which demonstrates that the proposed development has been designed to be consistent with current best practice. It is noted that construction and operation will be carried out in accordance with current best practice.
f) <i>avoids adverse impacts on environmental, cultural heritage and community values, or minimises, mitigates or offsets impacts where they cannot be avoided</i>	Complies. The proposed Renewable Energy Facility will not result in any adverse impacts on environmental, cultural heritage or community values.
g) <i>uses water and energy efficiently and minimises potential impacts on water</i>	Complies.

<i>quality and climate change</i>	Water and energy will be used efficiently. Furthermore, the proposed development will not result in any adverse impacts on water quality. Importantly, the purpose of the proposed Renewable Energy Facility is to minimise the threat of climate change.
<i>h) manages impacts of air quality on the capacity of the Townsville airshed</i>	Complies. Please refer to Air Quality Assessment (Appendix G) that demonstrates compliance with relevant Australian Standards for Air Quality.
<i>i) uses land and infrastructure efficiently and does not compromise or adversely impact on infrastructure, infrastructure corridors and future development opportunities</i>	Complies. The proposed Renewable Energy Facility will be established within the existing Waste Disposal Facility, ensuring land and infrastructure is efficiently utilised. The existing access arrangement and infrastructure services afforded to the subject site will be retained to service the proposed development.
<i>j) is adequately serviced by infrastructure, generally in accordance with established infrastructure planning</i>	Complies. As outlined above, the existing access arrangement and infrastructure services afforded to the subject site will be retained to service the proposed development.
<i>k) manages the risks associated with natural hazards, to protect people and property</i>	Complies. Please refer to Section 6.1 of this report, which addresses the risks associated with natural hazards that are relevant to the subject site.
<i>l) achieves appropriate levels of flood immunity consistent with current best practice</i>	Complies. Whilst it is noted that the subject site is constrained by Flood Hazard, the proposed Renewable Energy Facility will be sited entirely outside of the constrained area, with the existing access arrangement able to facilitate unconstrained access.
<i>m) ensures no net worsening of flood levels on land for existing and potential urban uses and on environmental values.</i>	Complies. The proposed development will not result in net worsening of flood levels.

7.3 High Impact Industry Precinct – Preferred Development Intent

The preferred development intent for the High Impact Industry Precinct is described below.

Overall Outcome	Comment
<p>a) <i>This precinct is to accommodate high impact industrial development that:</i></p> <ul style="list-style-type: none"> i. <i>requires significant buffers from sensitive land uses</i> ii. <i>requires access to key transport and supply chain networks.</i> 	<p>Complies.</p> <p>The subject site's inclusion within the High Impact Industry Precinct of the Townsville SDA allows the proposed Renewable Energy Facility is appropriately located to capitalise on the location and stimulate economic growth.</p>
<p>b) <i>Infrastructure within the precinct is coordinated to optimise transport, infrastructure and land use.</i></p>	<p>Complies.</p> <p>The subject site comprises an area of 80.43ha, with the proposed Renewable Energy Facility to utilise approximately 750m² of the site. As such, the subject site is appropriately sized to accommodate the proposed development.</p>
<p>c) <i>Defined uses that support the preferred development intent are:</i></p> <ul style="list-style-type: none"> i. <i>high impact industry</i> ii. <i>medium impact industry</i> iii. <i>(utility installation).</i> 	<p>Not Applicable</p> <p>The proposal does not include the listed uses within the Development Intent c). As seen below, the proposed use is a defined use that may be supported where satisfying the preferred development intent.</p>
<p>d) <i>Defined uses that may be supported where it can be demonstrated that they satisfy the preferred development intent include:</i></p> <ul style="list-style-type: none"> i. <i>food and drink outlet, where required to service the immediate employment catchment</i> ii. <i>infrastructure facility</i> iii. <i>office, where ancillary to an industrial use</i> iv. <i>renewable energy facility</i> v. <i>service station</i> vi. <i>special industry, where impacts on sensitive land uses can be mitigated</i> vii. <i>substation</i> viii. <i>telecommunications facility.</i> 	<p>Complies</p> <p>The proposal is for a renewable energy facility which is a defined use that may be supported. Compliance with the development intent of the precinct has been demonstrated.</p>

7.4 Public Consultation Policy

The State Development Area (SDA) Development Scheme outlines the process for assessing and deciding an SDA application and provide the Coordinator-General with discretion to decide whether an SDA application requires public consultation. In accordance with Section 2.3.1 (b) of the Development Scheme, the proposal does not require public notification as it is for a defined use (renewable energy facility) that supports the preferred development intent of the High Impact Industry Precinct. Furthermore, the proposal will not impact adversely on interests of a third party.

7.5 SDA Wide Assessment Criteria

Assessment Criteria	Comment
Infrastructure and Services	
1. Development maximises the use of and minimises the cost for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy networks.	Complies. The subject site is connected to a reticulated supply of electricity and telecommunications and is connected to Council's reticulated water and sewer. As such, the proposed development has maximised the use of existing infrastructure, whilst minimising the cost.
2. Development plans for and manages impacts on existing and future known telecommunications, transport, water, wastewater, recycled water and energy networks.	Complies. The proposed Renewable Energy Facility is to be established within the existing Waste Disposal Facility and will utilise all existing telecommunications, transport, water, wastewater, recycled water and energy networks available to the site. As such, the proposed development will not impact these existing or future known networks.
3. Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.	Complies. The subject site is connected to a reticulated supply of electricity and telecommunications and is connected to Council's reticulated water and sewer, which will service the proposed

	Renewable Energy Facility. Furthermore, the existing access arrangement to the site will be retained to service the proposed development.
4. Development incorporates waste minimisation practices and considers refuse collection or disposal.	Complies. The proposed development will not produce any waste.
5. Development avoids or minimises adverse impacts on existing or proposed State or local government infrastructure and services.	Complies. The proposed development will not result in any adverse impacts to existing or proposed State or local government infrastructure or services.
6. Development provides for and protects the safety, functionality and efficiency of the Bruce Highway, North Coast rail line, TPAR and Flinders Highway (Stuart Bypass) and the Townsville Eastern Access Rail Corridor (TEARC).	Complies. The proposed development will ensure the safety, functionality and efficiency of the surrounding road network is maintained. It is important to note that the proposed Renewable Energy Facility will not generate a significant increase in traffic movements.
Emissions	
1. Development is designed to avoid or minimise: <ul style="list-style-type: none"> a. adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals b. conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses. 	Complies. The facility has been situated to ensure minimal impact at and beyond the compound boundary and will have little to no impact on any residential locations, public areas, schools and sensitive receptors in general.
2. Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	Complies. Please refer to Noise & Air Quality Assessments included as Appendix F & G that demonstrates compliance with the relevant standards of the Environmental Protection (Noise) Policy 2008 & Environmental Protection (Air) Policy 2008
3. Development with the potential to impact on the air quality of Townsville will be expected to conduct air shed modelling, in accordance with current best practice, to demonstrate compliance with air quality standards.	Complies. Please refer to Air Quality Assessment (Appendix G) that demonstrates compliance with relevant Australian Standards for Air Quality
Contaminated Land	
1. Development on land likely to be contaminated or recorded on the	Complies.

Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	It is noted that the existing Waste Disposal Facility has been registered on the Environmental Management Register. However, the proposed Renewable Energy Facility will not contaminate the land, nor does it is identified as a use that would be recorded on the Environmental Management Register or Contaminated Land Register.
2. Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.	Not applicable.
Acid Sulfate Soils	
1. Development, in accordance with current best practice, is to: <ul style="list-style-type: none"> a. avoid the disturbance of acid sulfate soils (ASS) or b. ensure that the disturbance of ASS avoids or minimises the mobilisation and release of acid and metal contaminants. 	Not applicable. The subject site is not identified as comprising acid sulfate soils.
Climate Change	
1. Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.	Complies. LMS Energy is Australia's largest and most experienced landfill biogas company. The recovery of landfill biogas reduces methane emissions and provides a reliable source of renewable energy. Each year, LMS' projects reduce over 4 million tonnes of greenhouse gases from being emitted into the atmosphere, making LMS one of Australia's largest emissions reducers.
Transport	
1. Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses and road networks.	Complies. The proposed Renewable Energy Facility will not result in a significant increase of traffic movements. The existing road network is able to appropriately accommodate the minor increase in traffic movements resulted from the proposed development.
2. Local road networks within the Townsville SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.	Complies. Refer above.
3. Development is designed to facilitate safe and efficient vehicular ingress	Complies.

and egress and does not unduly impact on the safe and efficient operation of transport infrastructure.	The proposed Renewable Energy Facility will be accessed via the existing internal road network within the Waste Disposal Facility, which extends from Vantassel Street to the northwest. The existing internal road network and access arrangement is clearly depicted on the Site Plan (Appendix D).
4. Adequate car parking for the number and nature of vehicles expected are provided on site.	Complies. As per the attached Site Plan (Appendix D), two (2) carparking spaces will be provided on-site, which is deemed sufficient for a development of this nature.
Environment, Cultural Heritage and Community	
1. Environmental values, cultural heritage values, and community values of the premises on which the development is undertaken, and immediate surrounds, are identified and managed, consistent with current best practice. <i>Note: Duty of Care under Section 23 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement for all development.</i>	Complies. The proposed development is aligned with the environmental, cultural, heritage and community values of the site.
2. Development is designed and sited to: <ul style="list-style-type: none"> a. avoid adverse impacts on environmental values including matters of local, State and national environmental significance, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset b. maintain ecological connectivity and processes c. maintain the outstanding universal value of the Great Barrier Reef World Heritage Area d. avoid adverse impacts on cultural heritage and community values, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset. 	Complies. The proposed Renewable Energy Facility will not result in any adverse impacts to environmental values.
3. Environmental offsets are provided in accordance with the relevant commonwealth or State environmental offset framework.	Not applicable. Environmental offsets are not required for a development of this nature.
4. Environmental offsets should be accommodated within the Environmental Management Precinct before seeking solutions external to	Not applicable. Refer above.

the Townsville SDA.	
5. Where the development requires a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site.	Not applicable. Given the subject site is located in an established industrial area, the proposed use is not required to be buffered.
Engineering and Design Standards	
1. Development is designed and constructed in accordance with the relevant engineering and design standards (and any subsequent revisions to the relevant standards) stated in Table 8 below. Alternative innovative solutions that demonstrate compliance with the relevant standards are encouraged.	Complies. The proposed Renewable Energy Facility has been designed in accordance with <i>Table 8 – Renewable Engineering and Design Standards</i> .
Other Government Matters	
1. Development is to demonstrate consistency with any other relevant legislative requirements for the development to proceed and operate. Development, to the extent practicable, is to be consistent with regional plans, the State Planning Policy, and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	Complies. The proposed Renewable Energy Facility has been designed to be consistent with the relevant regional plans, the State Planning Policy, and the State Development Assessment Provisions.
Energy and Water Efficiency	
1. Building, site design and layout maximises energy efficiency having regard to: <ul style="list-style-type: none"> a. building orientation and passive solar design b. maximising opportunities for cross ventilation c. appropriate shade treatments d. landscaping treatments to the western side of the building. 	Complies. The proposed Renewable Energy Facility has been designed to maximum energy efficiency and is powered by energy generated on site.
2. Water efficiency is optimised through the use of alternative water supply sources, including: <ul style="list-style-type: none"> a. rainwater harvesting systems b. recycled water source. 	Complies. As per the Site Layout Plan (Appendix E), a 10,000L water tank will be provided on-site for rainwater harvesting and a recycled water source.
Visual Impacts	
1. Visual impacts of buildings, retaining structures or other development are minimised through building design, landscaping or other mitigation measures when viewed from a publicly accessible view point such as major roads, public parks or Cleveland Bay.	Not applicable. As per the Site Plan (Appendix D), the proposed Renewable Energy Facility will not be visible from a publicly accessible view point.
2. Development incorporates high quality	Not applicable.

urban design and landscape treatments particularly for those areas highly visible from public roads.	Refer above.
Built Form	
1. The scale, character and built form of development contributes to a high standard of amenity.	Complies. Whilst it is noted that the proposed Renewable Energy Facility is to be established within the existing Waste Disposal Facility, the scale and character of the proposed structures ensures a high level of amenity is maintained.
2. Development must incorporate crime prevention through environmental design (CPTED) principles.	Complies. Appropriate crime prevention methods will be implemented.
Reconfiguring a Lot	
1. Development provides lawful, safe and practical access.	Not applicable. The proposed development does not involve Reconfiguring a Lot.
2. Infrastructure is provided generally in accordance with established infrastructure planning.	Not applicable. The proposed development does not involve Reconfiguring a Lot.
3. Lot sizes are adequate to accommodate a development footprint consistent with the preferred development intent of each precinct. A range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following: a. Low Impact Industry Precinct – 1 hectare (ha) b. Medium Impact Industry Precinct – 2 ha c. High Impact Industry Precinct – 25 ha d. Port Industry Precinct – 2 ha.	Not applicable. The proposed development does not involve Reconfiguring a Lot.
4. Further subdivision of the Environmental Management, Infrastructure Corridors, and Resources Precincts is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.	Not applicable. The proposed development does not involve Reconfiguring a Lot.
Landscaping	
1. Development provides landscaping that: a. minimises the visual impacts of	Not applicable. Given the proposed Renewable Energy

<ul style="list-style-type: none"> b. incorporates at least 50% local species c. maintains and enhances significant vegetation d. is low maintenance. 	<p>Facility is to be established within the existing Waste Disposal Facility, landscaping is not considered necessary.</p>
<p>Natural Hazards – Flooding, including Storm Tide Inundation</p>	
<p>1. Development, in accordance with current best practice:</p> <ul style="list-style-type: none"> a. achieves an appropriate level of flood immunity b. does not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties or the State transport network. This includes potential impacts from changes to stormwater flows and local flooding c. avoids, minimises or mitigates adverse impacts from flooding to protect people and property, and enhances the community’s resilience to flooding d. supports, and does not hinder disaster management capacity and capabilities e. avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard. 	<p>Complies.</p> <p>The subject site is identified as comprising Low, Medium and High Hazard Area in accordance with the Flood Hazard Overlay of the Townsville City Plan. Importantly, the proposed Renewable Energy Facility will be sited entirely outside of the constrained area, with unconstrained access available via the existing access arrangement.</p>
<p>2. Where development includes flood mitigation works:</p> <ul style="list-style-type: none"> a. development may consider flood mitigation works within the Environmental Management Precinct where it cannot otherwise be accommodated within the development precinct. Development will demonstrate that the extent of such works must be proportional to the total flood balance and must not restrict the development of other land b. any flood mitigation works are to integrate environmental, cultural heritage and stormwater management outcomes. 	<p>Not applicable.</p> <p>The proposed development does not involve flood mitigation works.</p>
<p>Natural Hazards – Other</p>	
<p>1. Development, in accordance with current best practice:</p> <ul style="list-style-type: none"> a. identifies relevant natural hazards 	<p>Complies.</p> <p>Please refer to Sections 6.1.1 – 6.1.4 of</p>

<p>that may impact upon the development</p> <ul style="list-style-type: none"> b. appropriately manages risk associated with identified hazards c. avoids increasing the severity of the natural hazard d. for coastal hazards, avoid erosion prone areas wherever possible. 	<p>this report, which identifies the relevant natural hazards and how they are to be managed as part of the proposed development.</p>
<p>Water Quality</p>	
<p>1. Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:</p> <ul style="list-style-type: none"> a. altered stormwater quality and hydrology b. wastewater (other than contaminated stormwater and sewage) c. the creation or expansion of non-tidal artificial waterways the release and mobilisation of nutrients and sediments. 	<p>Complies.</p> <p>The proposed Renewable Energy Facility has been appropriately designed to avoid adverse impacts on environmental values of receiving waters.</p>
<p>2. Development encourages a precinct-wide stormwater management approach that achieve an improved water quality outcome.</p>	<p>Complies.</p> <p>The proposed Renewable Energy Facility will adopt the stormwater management approach of the approved Waste Disposal Facility.</p>

8.0 Conclusions and Recommendations

This application provides justification for a Development Permit for Material Change of Use to establish a Renewable Energy Facility, involving land described as Lot 2 on SP132603, situated at 24 Vantassel Street, Stuart, on the following grounds:

- The proposed development represents a consistent land use which does not conflict with the intent for the High Impact Industry Precinct of the Townsville State Development Area Development Scheme;
- The current supply of infrastructure services will be able to be extended to facilitate the proposed development;
- The proposed development complies with the applicable criteria and provisions of the Townsville State Development Area Development Scheme.

Thus, it is recommended that the State Government issue approval for a Development Permit for Material Change of Use to establish a Renewable Energy Facility, involving land described as Lot 2 on SP132603, situated at 24 Vantassel Street, Stuart.

Current Title Search

Survey Plan and SmartMap

Decision Notice (AP2020/012)

Site Plan

Prepared by LMS Energy 40041-DA-002 Rev B

Site Layout Plan

Prepared by LMS Energy 40041-DA-001 Rev C

Noise Impact Assessment

Prepared by Matrix Acoustics dated 9-May-2023

Air Quality Assessment

Prepared by Astute Environmental Consulting dated 19-April-2023

Ergon Energy Report

Prepared by Ergon Energy dated 11-Nov-2022

Signed Owners Consent