



Our ref: OUT23/2939

25 July 2023

Office of the
Coordinator-General

LMS Energy
c/- Murray & Associates (Qld) Pty Ltd
Attn: Mr Chris Page
chris@mursurv.com

AP2023/004 - SDA application for a material change of use (MCU) of premises for a high impact industry (renewable energy facility) in the Townsville State Development Area (SDA)

Thank you for your SDA application for a MCU for high impact industry (renewable energy facility) in the Townsville SDA.

As stated in the referral notice of 26 June 2023, the SDA application was referred to the following referral entities:

- Townsville City Council
- Department of Environment and Science
- Department of Transport and Main Roads
- Powerlink.

Please find enclosed a coordinated request for additional information required by referral entities in order to properly assess your SDA application.

In accordance with Schedule 2, Part 2, Section 2.2 of the Townsville SDA Development Scheme (May 2019), you have until 25 October 2023 to provide a response to the information request (noting that the response may be provided sooner). The application will lapse if you do not provide, to the satisfaction of the Coordinator-General, the requested information by the required date.

Once the Coordinator-General has received your response, any additional information will be provided to the referral entities for their assessment. On completion of the referral stage, you will be notified of the next stage in the development assessment process.

1 William Street
Brisbane Queensland 4000
PO Box 15517
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.statedevelopment.qld.gov.au
ABN 29 230 178 530

If you require any further information, please contact Chandler Walker, A/Senior Project Officer, Office of the Coordinator-General, on 07 3214 9523 or chandler.walker@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Stolz', with a stylized flourish at the end.

David Stolz
Assistant Coordinator-General
Planning and Services
(as delegate of the Coordinator-General)

Enc

cc: Amanda.Hudson@LMS.com.au

The proponent is required to provide the Coordinator-General with a response to the information requested below.

The requested additional information seeks to clarify inadequacies in the application material provided and the impacts of the proposed development.

Responding comprehensively to this request is required to assist in streamlining the assessment process.

No.	Issue	Information Requested
Railway corridor		
1	Dangerous goods	<p>Issue: It is unclear from the application material whether the proposed biogas energy facility poses a risk of fire, explosion, gas emission or dangerous goods incident to the railway corridor adjacent to the site.</p> <p>Action: The proponent is requested to provide further information to demonstrate how the proposed development will address potential impacts on the safety and operational integrity of the railway corridor and the management and monitoring mechanisms to mitigate these impacts.</p> <p>The applicant is required to provide information demonstrating how the proposed development will be designed and constructed to minimise the impacts of a fire, explosion, gas emission or dangerous goods incident on the railway corridor. The applicant should provide a Registered Professional Engineer of Queensland (RPEQ) certified risk assessment in accordance with Chapter 2.6 – Dangerous Goods and Fire Safety and Appendix 1 – Development Risk Assessment Guide of the <i>Guide to Development in a Transport Environment: Rail</i> and demonstrate how measures will be incorporated into the development design to minimise the identified risks. This should address the following risks, amongst other identified risks:</p> <ul style="list-style-type: none"> • minimising or controlling the outbreak of fire; • controlling smoke and/or gas release dispersion;

		<ul style="list-style-type: none"> • minimising heat build-up in structures; • limiting the possibility of structural components being blast damaged; • providing stability or contingency measures in the proposed development; • providing safe emergency access and egress to and from the railway; and • ensuring effective containment and clean-up of dangerous goods incidents.
2	Separation of flammable and combustible materials	<p>Issue: The proposed development includes an above ground storage tank and contains materials that are identified as flammable or combustible. It is unclear what impact that this will have on the railway corridor.</p> <p>Action: Demonstrate that the development complies with the separation distance requirements from the fence and railway corridor set out in in AS1940-2017 – <i>The Storage and Handling of Flammable and Combustible Liquids</i>.</p>
Road corridor		
3	State Controlled Road Transport	<p>Issue: It is unclear from the referral material whether hazardous materials will be transported on State controlled Roads.</p> <p>Action: The proponent is requested to provide confirmation no transportation of hazardous materials will occur on the state controlled road network. If material hazardous materials are to be transported by the state controlled road network, demonstrate compliance with the <i>Australian Code for Transport of Dangerous Goods by Road & Rail (ADG)</i>.</p>