

Section 3.5.17 of the *Integrated Planning Act 1997*

DERM Permit¹ number: IPCE01373509

DERM Permit¹ number:	IPCE01373509
Assessment Manager:	Townsville City Council
Date application received by DERM:	17 October 2007
Permit¹ Type:	Preliminary Approval for a MCU involving an ERA
Decision:	Approved subject to conditions
Decision Date:	28 October 2009
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i> and any subordinate legislation
Jurisdiction:	Item 1 in Table 2 of Schedule 1 of the <i>Integrated Planning Regulation 1998</i> .

This development approval attaches to the land described below.

Development Description

Property	Lot/Plan	Aspect of Development
Rocky Springs Development Site – Bruce Highway Julago Townsville Qld	Lot 2 on EP 679 Lot 12 on RP 845508 Lot 463 on E 12493 Lot 142 on K 124500 Lot 182 on K 124500 Lot 298 on K 124940 Lot 87 on E 124358 Lot 199 on K 124503	ERA 63 (2) (e) Sewage Treatment Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 10000 to less than 50000 equivalent persons

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management and the Queensland Parks and Wildlife Service

Effectiveness and currency periods

This preliminary approval takes effect –

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court; or
 - When the submitter's appeal period ends, if there is a submitter and the applicant does not appeal the decision to the court; or
 - Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.
- [refer to sections 3.5.19 and 3.5.20 of the *Integrated Planning Act 1997* for further details]

This approval will lapse unless substantially started within the standard currency periods stated in section 3.5.21 of the *Integrated Planning Act 1997* applying to each aspect of development in this approval.

Additional information for applicants

The standard currency periods stated in section 3.5.21 of the *Integrated Planning Act 1997* or the nominated currency period, apply to each aspect of development in this permit¹. For information on when this permit¹ takes effect and the relevant currency periods, please see point 3 in the Notice of Decision.

Contaminated Land

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Department of Environment & Resource Management.

Environmentally Relevant Activities

The aforementioned description of any environmentally relevant activity (ERA) for which this permit is issued is simply a restatement of the ERA as prescribed in the legislation at the time of issuing this permit. Where there is any conflict between the abovementioned description of the ERA for which this permit is issued and the conditions specified herein as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This permit authorises the ERA. It does not authorise environmental harm unless a condition within this permit explicitly authorises that harm. Where there is no such condition, or the permit is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

In addition to this permit, the person to carry out the ERA must be a registered operator under the *Environmental Protection Act 1994*. For the person to become a registered operator, they must apply for a registration certificate under section 73F of the *Environmental Protection Act 1994*.

sch4p4(6) Personal Infor

SIGNATURE

Tim Smith
Delegate
Environmental Services
Department of Environment and Resource
Management

28-10-09

DECISION DATE

Enquiries:
Department of Environment and Resource
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Environment, North Region
PO Box 5391 Townsville MC
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Telephone: 47225353
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Conditions of Preliminary Approval

Condition 1: Extent of Approval

This preliminary approval does not authorise development to commence. Development must not commence until a full development approval has been granted.

Condition 2: Sewage Treatment Capacity

This preliminary approval is granted for the environmentally relevant activity of sewage treatment at a maximum design capacity of 50000 equivalent persons (EP).

Condition 3: Currency of Approval

This preliminary approval will lapse on 1 June 2013.

Condition 4: Prevent Environmental Harm

The design and layout of the sewage treatment plant and any associated infrastructure, works, plant and equipment or operational procedures must be done in a manner such that the activity, when being carried out, does not cause or threaten environmental harm, including environmental nuisance.

Condition 5: No Release of Contaminants to Waters

The design and layout of the sewage treatment plant and associated infrastructure, works, plant and equipment must be such that there will be no release of contaminants to waters including groundwater.

Condition 6: Nuisance

The release of noxious or offensive odours, or any other noxious or offensive airborne contaminants resulting from the activity, must not cause a nuisance at any nuisance sensitive or commercial place.

Condition 7: Information Requirements – Future Development Application

For the purpose of conditioning a development permit and to prevent and minimise environmental harm, any subsequent application for development approval must be supported by evidence and information that demonstrates how the activity will be designed and carried out in such a manner that:

- There will be no environmental nuisance caused at any nuisance sensitive place by the release of odour, noise or dust;
- There will be no environmental harm caused by the release of contaminants to waters (including groundwater); and
- There will be no environmental harm caused by the release of contaminants to land.

Condition 8: Activity Description

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a description of the sewage treatment activity which includes at least the following information:

- A description of the proposed sewage treatment technology including a process flow sheet that identifies each process and the process units and the interconnections;
- The process design capacity of the treatment system;
- A description of any proposed by-pass system to manage inflows above the treatment capacity of the plant including the level of treatment for by-pass flows;
- A description of the final effluent quality including concentrations for total nitrogen, total phosphorous, ammonia, biochemical oxygen demand, total suspended solids, dissolved oxygen and faecal coliforms (expressed as maximums, medians and short and long term 80th percentile concentrations);
- A description of the final effluent disinfection method;
- An outline of the operational procedures for the management and maintenance of the treatment plant and the persons responsible for the operation of the plant and their qualifications;
- An outline of the contingency plans for dealing with emergencies and non-routine situations such as power outage, equipment failure, process upsets and by-pass events;
- An outline of the monitoring and reporting procedures to demonstrate compliance with performance standards including final effluent quality limits;
- Details of likely changes to treatment plant loading resulting from predicted population growth over time, within sewer reticulation catchments.

Condition 9: Site Development Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Site Development Plan for the sewage treatment plant which includes at least the following information:

- A scaled location plan that identifies the proximity of the treatment plant site to potentially impacted neighbours and sensitive environments including waterways;
- A scale site plan that shows the boundaries, internal and access roads, stormwater collection and drainage systems and all major structures, plant, equipment, chemical storages, ponds, sludge storages and pipelines (the plan should be labelled to identify each of the listed items);
- Scale drawings that show elevations of buildings, plant, equipment, ponds and other major structures and the location of wastewater discharge points and potential odour emission points.

Condition 10: Wastewater Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Wastewater Management Plan which includes at least the following information:

- Details of the proposed methods for re-use, recycling and disposal of wastewater to prevent or minimise environmental harm;

- Details of the quantity and quality of wastewater to be directed to each of the re-use schemes;
- Plans that identify the design and location of wastewater reticulation systems, including the location, design and capacity of storages;
- Programs to identify future opportunities for re-use with the objective of maximising higher order re-use schemes that replace potable water use;
- Targets to increase the quantity of wastewater used in higher-order re-use schemes;
- Regular market analysis to identify existing and future opportunities for wastewater re-use;
- On-going review of emerging technologies and re-use options and investigation of the feasibility of alternative options;
- Programs to implement feasible options to achieve increased higher-order wastewater re-use.

Condition 11: Stormwater Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Stormwater Management Plan for the sewage treatment plant that includes at least the following information:

- Details of measures to be implemented to prevent incident stormwater and stormwater run-off contacting wastes or contaminants;
- Details of plant and equipment for the capture and treatment of contaminated stormwater;
- Details of plant and equipment for recycling and re-use of contaminated stormwater;
- Details of release points and quality standards for the discharge of treated stormwater;
- Details of measures to be implemented to minimise areas where contaminants and wastes are stored.

Condition 12: Management of Sewer Reticulation System to Minimise Environmental Impacts

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a management plan for the sewer reticulation system to minimise risk of environmental harm resulting from the operation of the system. At a minimum the management plan must provide for the following information:

- A scale plan that identifies the location of the sewer reticulation system including all pump stations and structures where overflow could occur;
- Details of the capacity of the sewer reticulation system including retention times in the event of system disruption;
- Details of sewerage pump stations including capacities, power supply reliability and back-up, alarms, telemetry and communications, overflow containment and discharge structures;
- A description of the environments potentially impacted by overflow events;

- Details of systems to control infiltration and exfiltration from the sewer reticulation system;
- Objectives, performance targets and accountability for best practice management of the system;
- Defined roles and responsibilities to ensure effective management of the system;
- Operational procedures and staff training for routine operations, maintenance, emergency response and overflow clean-up;
- Effective communication procedures between operational staff and management;
- Details of procedures for undertaking a periodic risk-based assessment of the reticulation system to identify priorities for upgrade and maintenance;
- A program to ensure that plant and equipment is properly and effectively maintained and upgraded when necessary;
- Contingency plans and emergency procedures for non-routine situations including a 24/7 response plan for sewage overflow events;
- Procedures for monitoring, reporting and record keeping for incidents;
- Periodic review and continuous improvement of the management plan.

Condition 13: Wastewater Irrigation Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Wastewater Irrigation Management Plan which includes at least the following information for each land irrigation area:

- A description of the land irrigation area including the location, dimensions, topography, soil characteristics, vegetation, flood potential, proximity to surface waters and depth of groundwater;
- The method of irrigation (eg. surface or sub-surface);
- Wastewater quantity, quality and application rates;
- Rainfall and evaporation data including seasonal variations;
- Results of calculations for water and nutrient balances including modelling to demonstrate long-term sustainability of the irrigation; and
- The details of environmental monitoring and reporting programs.

Condition 14: Wastewater Irrigation

For the purpose of demonstrating that environmental harm will be prevented or minimised as a result of the land irrigation of treated wastewater, the evidence and information to be submitted to the administering authority in accordance with Condition 7 would need to identify how the activity will be carried out such that:

- No wastewater is released within 50 metres of any watercourse or for above ground irrigation within 10 metres of the property boundary;
- Vegetation is not damaged;

- Soil erosion and soil structure damage is avoided;
- There is no surface ponding of wastewater;
- Percolation of wastewater beyond the plant root zone is minimised;
- The capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter (as measured by biochemical or chemical oxygen demand) and other contaminants is not exceeded;
- The quality of ground water is not adversely affected; and
- There is no spray drift beyond the property boundary.
- All reasonable and practicable steps will be taken to ensure that persons are not likely to be exposed to pathogens in treated wastewater being used for irrigation

Condition 15: Odour Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include an Odour Management Plan, which addresses at least the following matters:

- Identification of all point source and diffuse odour sources resulting from the operation of the sewage treatment plant and sewerage reticulation system;
- Identification of factors or circumstances that may increase the strength or offensive nature of the odours;
- An assessment of best practice environmental management for the control of odours;
- Details of proposed odour control practices and equipment to prevent or minimise release of odours;
- Odour modelling to demonstrate the effectiveness of proposed odour controls in preventing environmental nuisance;
- Details of proposed odour monitoring and reporting during the operation of the activity.

Condition 16: Site Based Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Site Based Management Plan which addresses at least the following matters:

- Staff training in awareness of the environmental issues related to the activities and operational procedures and responsibilities for minimising potential impacts;
- An environmental policy and commitments to best practice environmental management of the activities including specific performance targets and objectives;
- Control procedures to be implemented for routine operations for day to day activities to minimise the likelihood of environmental harm, however occasioned or caused;
- Contingency plans and emergency procedures to be implemented for non-routine situations to deal with foreseeable risks and hazards, including corrective responses to prevent and mitigate environmental harm (including any necessary site rehabilitation);
- Organisational structure and responsibility to ensure that roles, responsibilities and authorities are appropriately defined to ensure effective management of environmental issues;
- Effective communication procedures to ensure two-way communication on environmental matters between operational staff and higher management;

- Monitoring of contaminant releases to the environment including procedures, methods and record keeping and investigation into the environmental impact of any release that causes or is likely to cause serious or material environmental harm;
- The periodic review of environmental performance and procedures, not less frequently than annually; and
- A program for continuous improvement.

Condition 17: Waste Management

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Waste Management Plan which addresses at least the following matters:

- The types and amounts of waste generated by the sewage treatment activities;
- Details of how each of the waste types will be managed including quantities and types of wastes being reused, recycled or disposed;
- Details of plant and equipment used to store, treat and re-use wastes;
- Procedures for identifying and implementing opportunities to improve waste management practices including waste prevention and reduction practices; and
- Procedures for dealing with accidents spills and other incidents.

Condition 18: Influent Quality Assessment

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include procedures for Influent Quality Assessment, which address at least the following matters:

- Methods to characterise the sewer reticulation catchment to provide a break-down of domestic, commercial and industrial users and the relative volumes that each of these sectors will contribute to the total influent volume;
- Methods to identify and characterise potential sources of trade waste discharge and the likely volumes and contaminant concentrations and loads;
- Procedures to assess the potential toxicity of treated wastewater based on the likely influent quality and the treatment processes.

DEFINITIONS

Words and phrases used throughout DERM-imposed conditions of this development approval are defined below:

Where a definition for a term used in this authority is sought and the term is not defined within this development approval, the definitions provided in the *Environmental Protection Act 1994*, its regulations, and relevant Environmental Protection Policies shall be used.

Word Definitions:

"administering authority" means the Department of Environment and Resource Management or its successor.

"commercial place" means a place used as an office or for business or commercial purposes.

"contaminant" can be:

2. a gas, liquid or solid; or
3. an odour; or
4. an organism (whether alive or dead), including a virus; or
5. energy, including noise, heat, radioactivity and electromagnetic radiation; or
6. a combination of contaminants.

"land" means all land excluding waters and the atmosphere.

"maximum" means the measured value of the quality characteristic or contaminant must not be greater than the release limit stated.

"median" means the middle value, where half the data are smaller and half the data are larger. If the number of samples is even, the median is the arithmetic average of the two middle values.

"noxious" means harmful or injurious to health or physical well being.

"NTU" means nephelometric turbidity units

"nuisance sensitive place" includes -

3. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
4. a motel, hotel or hostel; or
5. a kindergarten, school, university or other educational institution; or
6. a medical centre or hospital; or
7. a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
8. a public thoroughfare, park or gardens; or
9. a place used as a workplace, an office or for business or commercial purposes.
10. and includes a place within the curtilage of such a place reasonably used by persons at that place.

"offensive" means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

"protected area" means -

1. a protected area under the Nature Conservation Act 1992; or
2. a marine park under the Marine Parks Act 1992; or
3. a World Heritage Area.

"site" means the place to which this development approval relates.

"waters" includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

END OF CONDITIONS

EHP Permit ¹ number: SPCE05596813

Assessment manager reference (if any):	Townsville City Council M107/0092.
Date application received:	28-May-2013.
Permit type:	Preliminary approval.
Date of decision:	3-July-2013.
Decision:	Concurrence agency response conditions that must attach to any development approval.
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation.
Jurisdiction(s):	Material change of use – Environmental relevant activities, Sustainable Planning Regulation 2009 – Schedule 7, table 2, item 1.

Development Description(s)

Property/Location		Development
Rocky Springs Development Site, Bruce Highway Julago, TOWNSVILLE QLD	Lot 2 on EP 679	ERA 63(1)(e) Sewage Treatment Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 10000 to less than 50000 equivalent persons
	Lot 12 on RP 845508	
	Lot 463 on E 12493	
	Lot 142 on K 124500	
	Lot 182 on K 124500	
	Lot 298 on K 124940	
	Lot 87 on E 124358	
	Lot 199 on K 124503	

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Heritage Protection.

sch4p4(6) Personal Information



Signature

3/7/13

Date

Delegate

Anthony Morrison
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:

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Released by EHP under the RTI Act 2009

CONDITIONS

Conditions of Preliminary Approval

Condition 1: Extent of Approval

This preliminary approval does not authorise development to commence. Development must not commence until a full development approval has been granted.

Condition 2: Sewage Treatment Capacity

This preliminary approval is granted for the environmentally relevant activity of sewage treatment at a maximum design capacity of 50000 equivalent persons (EP).

Condition 3: Prevent Environmental Harm

The design and layout of the sewage treatment plant and any associated infrastructure, works, plant and equipment or operational procedures must be done in a manner such that the activity, when being carried out, does not cause or threaten environmental harm, including environmental nuisance.

Condition 4: No Release of Contaminants to Waters

The design and layout of the sewage treatment plant and associated infrastructure, works, plant and equipment must be such that there will be no release of contaminants to waters including groundwater.

Condition 5: Nuisance

The release of noxious or offensive odours, or any other noxious or offensive airborne contaminants resulting from the activity, must not cause a nuisance at any nuisance sensitive or commercial place.

Condition 6: Information Requirements – Future Development Application

For the purpose of conditioning a development permit and to prevent and minimise environmental harm, any subsequent application for development approval must be supported by evidence and information that demonstrates how the activity will be designed and carried out in such a manner that:

- There will be no environmental nuisance caused at any nuisance sensitive place by the release of odour, noise or dust;
- There will be no environmental harm caused by the release of contaminants to waters (including groundwater); and
- There will be no environmental harm caused by the release of contaminants to land.

Condition 7: Activity Description

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a description of the sewage treatment activity which includes at least the following information:

- A description of the proposed sewage treatment technology including a process flow sheet that identifies each process and the process units and the interconnections;
- The process design capacity of the treatment system;
- A description of any proposed by-pass system to manage inflows above the treatment capacity of the plant including the level of treatment for by-pass flows;
- A description of the final effluent quality including concentrations for total nitrogen, total phosphorous, ammonia, biochemical oxygen demand, total suspended solids, dissolved oxygen and faecal coliforms (expressed as maximums, medians and short and long term 80th percentile concentrations);
- A description of the final effluent disinfection method;
- An outline of the operational procedures for the management and maintenance of the treatment plant and the persons responsible for the operation of the plant and their qualifications;
- An outline of the contingency plans for dealing with emergencies and non-routine situations such as power outage, equipment failure, process upsets and by-pass events;
- An outline of the monitoring and reporting procedures to demonstrate compliance with performance standards including final effluent quality limits;
- Details of likely changes to treatment plant loading resulting from predicted population growth over time, within sewer reticulation catchments.

Condition 8: Site Development Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Site Development Plan for the sewage treatment plant which includes at least the following information:

- A scaled location plan that identifies the proximity of the treatment plant site to potentially impacted neighbours and sensitive environments including waterways;
- A scale site plan that shows the boundaries, internal and access roads, stormwater collection and drainage systems and all major structures, plant, equipment, chemical storages, ponds, sludge storages and pipelines (the plan should be labelled to identify each of the listed items);
- Scale drawings that show elevations of buildings, plant, equipment, ponds and other major structures and the location of wastewater discharge points and potential odour emission points.

Condition 9: Wastewater Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Wastewater Management Plan which includes at least the following information:

- Details of the proposed methods for re-use, recycling and disposal of wastewater to prevent or minimise environmental harm;
- Details of the quantity and quality of wastewater to be directed to each of the re-use schemes;
- Plans that identify the design and location of wastewater reticulation systems, including the location, design and capacity of storages;
- Programs to identify future opportunities for re-use with the objective of maximising higher order re-use schemes that replace potable water use;
- Targets to increase the quantity of wastewater used in higher-order re-use schemes;
- Regular market analysis to identify existing and future opportunities for wastewater re-use;
- On-going review of emerging technologies and re-use options and investigation of the feasibility of alternative options;
- Programs to implement feasible options to achieve increased higher-order wastewater re-use.

Condition 10: Stormwater Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Stormwater Management Plan for the sewage treatment plant, that includes at least the following information:

- Details of measures to be implemented to prevent incident stormwater and stormwater run-off contacting wastes or contaminants;
- Details of plant and equipment for the capture and treatment of contaminated stormwater;
- Details of plant and equipment for recycling and re-use of contaminated stormwater;
- Details of release points and quality standards for the discharge of treated stormwater;
- Details of measures to be implemented to minimise areas where contaminants and wastes are stored.

Condition 11: Management of Sewer Reticulation System to Minimise Environmental Impacts

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a management plan for the sewer reticulation system to minimise risk

of environmental harm resulting from the operation of the system. At a minimum the management plan must provide for the following information:

- A scale plan that identifies the location of the sewer reticulation system including all pump stations and structures where overflow could occur;
- Details of the capacity of the sewer reticulation system including retention times in the event of system disruption;
- Details of sewerage pump stations including capacities, power supply reliability and back-up, alarms, telemetry and communications, overflow containment and discharge structures;
- A description of the environments potentially impacted by overflow events;
- Details of systems to control infiltration and exfiltration from the sewer reticulation system;
- Objectives, performance targets and accountability for best practice management of the system;
- Defined roles and responsibilities to ensure effective management of the system;
- Operational procedures and staff training for routine operations, maintenance, emergency response and overflow clean-up;
- Effective communication procedures between operational staff and management;
- Details of procedures for undertaking a periodic risk-based assessment of the reticulation system to identify priorities for upgrade and maintenance;
- A program to ensure that plant and equipment is properly and effectively maintained and upgraded when necessary;
- Contingency plans and emergency procedures for non-routine situations including a 24/7 response plan for sewage overflow events;
- Procedures for monitoring, reporting and record keeping for incidents;
- Periodic review and continuous improvement of the management plan.

Condition 12: Wastewater Irrigation Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Wastewater Irrigation Management Plan which includes at least the following information for each land irrigation area:

- A description of the land irrigation area including the location, dimensions, topography, soil characteristics, vegetation, flood potential, proximity to surface waters and depth of groundwater;
- The method of irrigation (eg. surface or sub-surface);

- Wastewater quantity, quality and application rates;
- Rainfall and evaporation data including seasonal variations;
- Results of calculations for water and nutrient balances including modelling to demonstrate long-term sustainability of the irrigation; and
- The details of environmental monitoring and reporting programs.

Condition 13: Wastewater Irrigation

For the purpose of demonstrating that environmental harm will be prevented or minimised as a result of the land irrigation of treated wastewater, the evidence and information to be submitted to the administering authority in accordance with Condition 7 would need to identify how the activity will be carried out such that:

- No wastewater is released within 50 metres of any watercourse or for above ground irrigation within 10 metres of the property boundary;
- Vegetation is not damaged;
- Soil erosion and soil structure damage is avoided;
- There is no surface ponding of wastewater;
- Percolation of wastewater beyond the plant root zone is minimised;
- The capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter (as measured by biochemical or chemical oxygen demand) and other contaminants is not exceeded;
- The quality of ground water is not adversely affected; and
- There is no spray drift beyond the property boundary.
- All reasonable and practicable steps will be taken to ensure that persons are not likely to be exposed to pathogens in treated wastewater being used for irrigation

Condition 14: Odour Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include an Odour Management Plan, which addresses at least the following matters:

- Identification of all point source and diffuse odour sources resulting from the operation of the sewage treatment plant and sewerage reticulation system;
- Identification of factors or circumstances that may increase the strength or offensive nature of the odours;
- An assessment of best practice environmental management for the control of odours;
- Details of proposed odour control practices and equipment to prevent or minimise release of odours;
- Odour modelling to demonstrate the effectiveness of proposed odour controls in preventing environmental nuisance;

- Details of proposed odour monitoring and reporting during the operation of the activity.

Condition 15: Site Based Management Plan

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Site Based Management Plan which addresses at least the following matters:

- Staff training in awareness of the environmental issues related to the activities and operational procedures and responsibilities for minimising potential impacts;
- An environmental policy and commitments to best practice environmental management of the activities including specific performance targets and objectives;
- Control procedures to be implemented for routine operations for day to day activities to minimise the likelihood of environmental harm, however occasioned or caused;
- Contingency plans and emergency procedures to be implemented for non-routine situations to deal with foreseeable risks and hazards, including corrective responses to prevent and mitigate environmental harm (including any necessary site rehabilitation);
- Organisational structure and responsibility to ensure that roles, responsibilities and authorities are appropriately defined to ensure effective management of environmental issues;
- Effective communication procedures to ensure two-way communication on environmental matters between operational staff and higher management;
- Monitoring of contaminant releases to the environment including procedures, methods and record keeping and investigation into the environmental impact of any release that causes or is likely to cause serious or material environmental harm;
- The periodic review of environmental performance and procedures, not less frequently than annually; and
- A program for continuous improvement.

Condition 16: Waste Management

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include a Waste Management Plan which addresses at least the following matters:

- The types and amounts of waste generated by the sewage treatment activities;
- Details of how each of the waste types will be managed including quantities and types of wastes being reused, recycled or disposed;
- Details of plant and equipment used to store, treat and re-use wastes;
- Procedures for identifying and implementing opportunities to improve waste management practices including waste prevention and reduction practices; and

- Procedures for dealing with accidents spills and other incidents.

Condition 17: Influent Quality Assessment

The evidence and information to be submitted to the administering authority, in accordance with Condition 7 must include procedures for Influent Quality Assessment, which address at least the following matters:

- Methods to characterise the sewer reticulation catchment to provide a break-down of domestic, commercial and industrial users and the relative volumes that each of these sectors will contribute to the total influent volume;
- Methods to identify and characterise potential sources of trade waste discharge and the likely volumes and contaminant concentrations and loads;
- Procedures to assess the potential toxicity of treated wastewater based on the likely influent quality and the treatment processes.

DEFINITIONS

Words and phrases used throughout EPA-imposed conditions of this development approval are defined below:

Where a definition for a term used in this authority is sought and the term is not defined within this development approval, the definitions provided in the *Environmental Protection Act 1994*, its regulations, and relevant Environmental Protection Policies shall be used.

Word Definitions:

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1. a gas, liquid or solid; or
2. an odour; or
3. an organism (whether alive or dead), including a virus; or
4. energy, including noise, heat, radioactivity and electromagnetic radiation; or
5. a combination of contaminants.

"land" means all land excluding waters and the atmosphere.

"maximum" means the measured value of the quality characteristic or contaminant must not be greater than the release limit stated.

"median" means the middle value, where half the data are smaller and half the data are larger. If the number of samples is even, the median is the arithmetic average of the two middle values.

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"NTU" means nephelometric turbidity units

"nuisance sensitive place" includes -

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
6. a public thoroughfare, park or gardens; or
7. a place used as a workplace, an office or for business or commercial purposes.
8. and includes a place within the curtilage of such a place reasonably used by persons at that place.

"offensive" means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

"protected area" means -

1. a protected area under the Nature Conservation Act 1992; or
2. a marine park under the Marine Parks Act 1992; or
3. a World Heritage Area.

"site" means the place to which this development approval relates.

"waters" includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

END OF CONDITIONS

Released by EHP under the RTI Act 2009

Notice

Change to a development approval

This notice is issued by the responsible entity pursuant to section 376 of the Sustainable Planning Act 2009.

Lend Lease Communities (Townsville) Pty Ltd
PO BOX 1438
TOWNSVILLE QLD 4810

Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Email: simon.walker@lendlease.com

Our reference: 317883 / NOR/045224

Re: Request to change a development approval

1. The responsible entity received a request to change a development approval on 28-May-2013.

2. Details of the development approval for the original application

Applicant: Lend Lease Communities (Townsville) Pty Ltd

Assessment manager ref: Townsville City Council M107/0092

Date original application made or referred to the responsible entity: 17-October-2007

Development approval applied for: Preliminary approval

Aspect(s) of development:

Assessable development		Responsible entity reference
Material change of use of premises – For an environmentally relevant activity	Sustainable Planning Regulation 2009 – Schedule 3, Part 1, Table 2, item 1	EHP ref. no. 317883 EHP Permit No. SPCE05596813

Property/Location description(s): Rocky Springs Development Site, Bruce Highway Julago, TOWNSVILLE QLD (Lot 2 on EP679, Lot 12 on RP845508, Lot 463 on E12493, Lot 142 on K124500, Lot 182 on K124500, Lot 298 on K124940, Lot 87 on E124358 and Lot 199 on K124503)

Date of decision for the original application and development approval: 28-October-2009

3. The decision for the request to change a development approval made on 28-May-2013 is to approve the request with conditions.

Notice
Change to a development approval

4. If this notice is given to the person who made the request, or to an entity that gave the responsible entity either a notice under section 373 of the *Sustainable Planning Act 2009* or a notice under section 368 (pre-request response notice), or if this notice is given by the responsible entity as a concurrence agency and the concurrence agency's decision is to refuse the request or approve the request on conditions, such person or entity may appeal against the decision and the attached extract from the *Sustainable Planning Act 2009* states how the person or entity may appeal.

5. **Details of the Amendment**

Table 1 - Condition removed

SPCE05596813 (Formerly IPCE01373509)
Condition 3: Currency of Approval This preliminary approval will lapse on 1 June 2013.

sch4p4(6) Personal Information not to be released



Signature

5/7/13

Date

Delegate

Anthony Morrison
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:

Nina Henney
Department of Environment and Heritage Protection
Cape Pallarenda Rd, TOWNSVILLE QLD 4810
Phone: 07 47225303
Fax: 07 47225353
Email: nina.henney@ehp.qld.gov.au

Attachment(s)

Attachment 1 - SPCE05596813
Information Sheet – Appeals – *Sustainable Planning Act 2009* (extract from the Sustainable Planning Act 2009)

PLANNING AND DEVELOPMENT

DEVELOPMENT ASSESSMENT



19 July 2013

Department of Environment and Heritage Protection
Administration Officer
Permit and Licence Management
Implementation and Support Unit
GPO Box 2454
BRISBANE QLD 4001

RECEIVED

23 JUL 2013

PALM SPRINGS

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9001
FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

Dear Sir/Madam

SUBJECT >> Notice to Referral Agency of a Decision Concerning a Development

Application

Application Type: Material Change of Use (Impact)
Application No: MI07/0092.03
Assessment No: 6601024
Property Address: 37027 Bruce Highway JULAGO QLD 4816

Legal Description: Part Lot 12 SP 243847
Part Lot 2 EP 679
Part Lot 12 SP 243847
Lot 463 E 12493
Part Lot 2 EP 679
Part Lot 12 RP 845508
Lot 463 E 12493
Lot 142 K 124500
Lot 182 K 124500
Lot 298 K 124940
Lot 87 E 124358
Lot 199 K 124503

Description: Permissible Change to Conditions

Referral Agency Reference: 317883 / NPR/045224, and
IC0909TSV0020

Please find enclosed a copy of the Decision Notice issued concerning the above application. The Rocky Springs Plan of Development has not been attached due to its size.

Should you require any further information on this matter, please do not hesitate to contact Kirsty Crowe on telephone 07 4727 79513 or email kirsty.crowe@townsville.qld.gov.au.

RECEIVED TSV

1 - 3 SEP 2013

DEPT. OF ENVIRONMENT
AND HERITAGE PROTECTION

RECEIVED

2 - SEP 2013

NPRSR / EHP
TOWNSVILLE



PLANNING AND DEVELOPMENT
DEVELOPMENT ASSESSMENT



Yours faithfully

sch4p4(6) Personal Informatio

For Assessment Manager
Planning and Development

Encl.

Released by EHP under the RTI Act 2009

Date >> 18 July 2013

Lend Lease Communities (Townsville) Pty Limited
PO Box 1438
TOWNSVILLE QLD 4810

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9001
FACSIMILE >> 07 4727 9052

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

AMENDED DEVELOPMENT APPLICATION NEGOTIATED DECISION NOTICE

Integrated Planning Act 1997

The request to change the development approval – **Amended Development Permit to Change the Preliminary Approval – Material Change of Use Impact (MI07/0092)** to override the Townsville City Plan 2005 - (Pursuant to Section 3.1.6 of the IPA 1997) for the purposes of creating a New Master Planned Community comprising Residential, Hilltop Environmental Residential, Mixed Use, Town Centre, Business and Industry and Open Space Uses, and associated Environmentally Relevant Activity ECA07/0012 (Sewerage Treatment) is approved with conditions. The decision was made under Delegation of Authority from the Council on **15 July 2013**.

The following schedule provides all the relevant details.

1. Site Details

Assessment Number >> 6601024

Real Property
Description >> Part Lot 2 on EP 679, Part Lot 12 on RP 845508, Lot 463 on E 12493, Lot 142 and Lot 182 on K124500, Lot 298 on K 124940, Lot 87 on E 124358 and Lot 199 on K 124503

Property Address >> 37027 Bruce Highway, Julago

Area of Lot >> 1594.437 Hectares

Previous Use >> Vacant

2. Approval Type Development Type

Amended
Preliminary Approval Material Change of Use Impact - to override the Townsville City Plan 2005 - (Pursuant to Section 3.1.6 of the IPA 1997) for the purposes of creating a New Master Planned Community comprising Residential, Hilltop Environmental Residential, Mixed Use, Town Centre, Business and Industry and Open Space Uses,

PLANNING AND DEVELOPMENT

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and associated Environmentally Relevant Activity
ECA07/0012 (Sewerage Treatment)

3. Conditions

Assessment Manager's amended concurrence agency conditions (Refer attached Schedule of Conditions with amended concurrence agency conditions).

4. Nature of the Change

Condition 3 removed from EHP Permit number SPCE05596813 (Formerly IPCE01373509)

5. Further Development Permits Required for this Development

Development Permit – Material Change of Use

Development Permit – Reconfiguring a Lot

Development Permit – Building Work

6. Referral Agencies

Concurrence Agencies
Name and Address >>

Administration Officer
Permit and Licence Management
Implementation and Support Unit
Department of Environment and Heritage Protection
GPO Box 2454
BRISBANE QLD 4001

Department of Transport and Main Roads
PO Box 1293
TOWNSVILLE QLD 4810

Advice Agencies
Name and Address >>

Powerlink Queensland Northern Office
PO Box 7216
GARbutt QLD 4810

Department of Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

7. Rights of Appeal

Attached are the relevant provisions of the Integrated Planning Act 1997 relating to the Rights of Appeal.

8. Submissions

There were 15 submissions made on this application:



PLANNING AND DEVELOPMENT

DEVELOPMENT ASSESSMENT



Name	Address1	Address2	Address3	Address4
Black-throated Finch Recovery Team	Po Box 756	TOWNSVILLE QLD 4810		
sch4p4(6) Personal Information		NOME QLD 4816		
Quoll Spotters Network	C/- Burdekin Dry Tropics NRM	PO Box 1466	TOWNSVILLE QLD 4810	
sch4p4(6) Personal Information				
sch4p4(6) Personal Information			SHELDON QLD 4157	
Hanson Constructions Material Pty Ltd	C/- Emanate Legal	PO Box 1984	TOWNSVILLE QLD 4810	
Department of Communities	Level 2, Suncorp Building	61 Sturt Street	TOWNSVILLE QLD 4810	Attention: Bill Hatton
Department of Education, Training and the Arts (Education Sector)	Level 14, Education House	630 Mary Street	BRISBANE QLD 4001	Attention: Alan Wagner
Office of the Director General Department of Housing	GPO Box 690	BRISBANE QLD 4810	Attention: Alan Dick	
Senior Health Advisor Queensland Health	GPO Box 48	BRISBANE QLD 4001		Attention: Dylan Walker
Department of Main Roads	Roads Business Group/Regions Northern Region/Townsville District Office	PO Box 1089	TOWNSVILLE QLD 4810	Attention: Roslyn Kiernan
Department of Infrastructure and Planning	PO Box 5666	TOWNSVILLE QLD 4810		
Department of Natural Resources and Water (NRW)	PO Box 5318	TOWNSVILLE QLD 4810	Attention: Linda Whiteley	
Acting Director - Assessment Environmental Services	Environmental Protection Agency	PO Box 15155	CITY EAST QLD 4002	Attention: Anne Lenz
Townsville City Council		PO Box 1268	TOWNSVILLE QLD 4810	

9. When Approval Lapses

Section 3.5.21 of the Integrated Planning Act 1997 indicates when an approval lapses and this Section is attached for your information.

10. Approved Plans and Specifications

In accordance with Section 3.5.15(5) of the Integrated Planning Act 1997, a copy of the approved plans and specifications (if relevant) are attached.

Yours faithfully

sch4p4(6) Personal Information

Assessment Manager
Encl.

AMENDED PRELIMINARY APPROVAL

MATERIAL CHANGE OF USE – (PRELIMINARY APPROVAL) TO OVERRIDE THE TOWNSVILLE CITY PLAN 2005 - (PURSUANT TO SECTION 3.1.6 OF THE IPA 1997) FOR THE PURPOSES OF CREATING A NEW MASTER PLANNED COMMUNITY COMPRISING RESIDENTIAL, HILLTOP ENVIRONMENTAL RESIDENTIAL, MIXED USE, TOWN CENTRE, BUSINESS AND INDUSTRY AND OPEN SPACE USES, AND ASSOCIATED ENVIRONMENTALLY RELEVANT ACTIVITY ECA07/0012 (SEWERAGE TREATMENT)

SCHEDULE OF CONDITIONS

ASSESSMENT MANAGER'S CONDITIONS:

1. Plan of Development

The proposed development (as amended in accordance with Condition 2) must be undertaken generally in accordance with the "Rocky Springs Plan of Development" prepared by Delfin Lend Lease, dated June 2009, which overrides the Townsville City Plan 2005, and is approved as part of this application, subject to compliance with the following conditions of approval and supporting reports.

2. Amended Plan of Development and Supporting Reports

The developer must provide the following to Council:

- (a) An amended Plan of Development including the attached Tracked Changes version, which must be received and approved prior to any subsequent development application being lodged;
- (b) All supporting reports including the following (timing in accordance with the Rocky Springs Environmental Management Plan):
 - (i) Site Based Management Plans (currently draft - updated at each precinct);
 - (ii) Threatened Species Management Plan (completed-updated at each precinct);
 - (iii) Bushfire Management Plan (completed-updated at each precinct);
 - (iv) Public Transport Strategy (preliminary, then detailed at each precinct);
 - (v) Integrated Water Management Plan (required at each Precinct or Stage Development Plan stage);
 - (vi) Construction Environmental Management Plan (required at Operational Works stage);
 - (vii) Lake Management Plan (required only if lake is proposed);
 - (viii) Waste Management Plan (required at each Precinct or Stage Development Plan stage as agreed by Council);
 - (ix) Site Stormwater Management Plan (required at Stage Development Plan stage);

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- (x) Soil Erosion and Sediment Control Plans (required at Material Change of Use and Reconfiguration of a Lot stages);
- (xi) Cultural Heritage Management Plan (Completed);
- (xii) Community Development Plan (required within 3 years following the first Operational Works approval);
- (xiii) Open Space Master plan (prior to approval of subsequent development applications);
- (xiv) Economic Development Strategy (required within 3 years following the first Operational Works approval);
- (xv) Hilltop Environmental Residential Sector Specialist/Supporting Reports (required at relevant precinct); and
- (xvi) Ecological Assessment Reports (EAR) (required at each Precinct Stage), consisting but not being limited to the following:
 - o Regional Ecosystem and Local Ecosystem vegetation mapping (below 1:50,000 State-wide Regional Ecosystem Mapping);
 - o Survey (including survey methods approved by Council) for flora, fauna, important habitat including seasonal variations; and
 - o Mapping of the Black-throated Finch foraging, water and nesting resources for the whole development site, identifying opportunities to protect and enhance the resources, unless otherwise agreed in writing by Council.

If the EAR identifies important habitat or species, these must be protected and/or managed for conservation and natural vegetation retention, in addition to the Core Habitat, Linear Conservation and Conservation Sectors.

3. Local Government Planning requirements

Unless otherwise specified within the Plan of Development or an Infrastructure Agreement, the current Local Government Council Planning requirements, Standards, Policies, Guidelines and/or Planning Scheme will apply to the proposed development and all subsequent development applications.

4. Specialist/Supporting Reports

All specialist/supporting Reports identified within the Plan of Development including the Environmental Management Plan, must be submitted at the time specified within Condition 2 and/or as part of each subsequent development application.

5. Hilltop Environmental Residential Sector Specialist/Supporting Reports

Specialist/Supporting Reports assessing potential impacts from development within the Hilltop Environmental Residential Sector on the environment and public safety, must be submitted as part of each subsequent development application within this sector, and include, but not be limited to the following:

- Habitat connectivity and fragmentation ('edge effects');
- Aquifer recharge;

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- Hydrology and impact on downstream environments;
- Geomorphology;
- Scenic amenity;
- Vegetation survey and mapping (1:10,000 Regional Ecosystem and Biodiversity mapping);
- Bushfire risk, public safety and provision of fire fighting infrastructure;
- Presence of protected species and high value habitat;
- Soil Erosion;
- Slope stability;
- Provision of services such as water, sewer, electricity and telecommunications;
- Stormwater;
- Weeds and pests; and
- Domestic animals.

The scope of the reports used within the Hilltop Environmental Residential Sector must be jointly agreed to by the developer and Council.

If the Specialist/Supporting Reports conclude that development is unsustainable or poses an unacceptable environmental impact to Council, then the Sector must not be developed.

6. Concept Land Use Plan

"Map 3 Concept Land Use Plan" within the Plan of Development which illustrates an indicative, ultimate development plan for the site, based on the outcomes of the Plan of Development and the Environmental Management Plan is conceptual only. Development of the site may defer from Map 3 Concept Land Use Plan as further detailed planning is undertaken to determine and approve the final layout of the overall development, provided it can be demonstrated that the development still satisfies the outcomes of the Rocky Springs Place Code and Desired Environmental Outcomes of the current Local Government Planning Scheme.

7. Infrastructure Agreement

- (a) An Infrastructure Agreement between the developer and Townsville City Council must be agreed to and be entered into, prior to the approval of any subsequent development applications over the development site. The Infrastructure Agreement must provide for, but not be limited to, responsibility for infrastructure delivery, all cost impacts on existing and future infrastructure plans, and all cost impacts on existing infrastructure that this development causes.

Note: The cost impacts will be determined in accordance with Council's current principles and/or policies in place, where relevant.

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- (b) Any Infrastructure Agreement entered into between the Developer and Townsville City Council may be amended by subsequent Infrastructure Plans and Charges Schedules adopted by Council.
- (c) The Infrastructure Agreement must include but not be limited to the provision of the following infrastructure:
 - (i) Water Supply;
 - (ii) Sewerage;
 - (iii) Stormwater Drainage Network;
 - (iv) Road Network (Transport);
 - (v) Bikeways/Pathways;
 - (vi) Public Open Space and Recreation; and
 - (vii) Community Facilities

8. Water Supply, Sewerage Reticulation and Effluent Re-Use

- (a) The development must be serviced by reticulated water supply and sewerage systems as part of any subsequent development applications.
- (b) The developer must carry out relevant water supply, effluent re-use and sewerage works external to the development to connect the development to Council's existing networks.
- (c) The development must be serviced by reticulated effluent re-use system(s) systems as part of any subsequent development application.

Note: The system(s) related to in this condition refers to the infrastructure to be constructed.

9. Sewage Treatment Plants

Any proposed sewage treatment plants constructed as part of this development must include the following as part of any subsequent development application:

- (a) A minimum buffer distance which must be the greater of the minimum listed below, or as determined through odour modelling, or in accordance with Council's standards as part of any subsequent development application:
 - 300 metres for small (<7,000 equivalent person) Sewage Treatment Plant/s.
 - 400 metres for large (>7,000 to 50,000 equivalent person) Sewage Treatment Plant/s;
- (b) Treated effluent to the reticulated effluent re-use systems, in accordance with Council's policies and standards.

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10. Stormwater Drainage

- (a) The developer must submit a Stormwater Drainage Master Plan for the development, including an assessment of inflows from catchments other than the site, prior to the approval of any subsequent development applications over the site.
- (b) Stormwater drainage design for each precinct must be submitted to Council, prior to the approval of any subsequent development applications over the site, and must include the following:
 - (i) All external catchments discharging to the site must be accepted and accommodated within the development's stormwater drainage system;
 - (ii) No interference with, or prejudice to the external stormwater catchments (including urbanisation) associated with future development unless as otherwise agreed by all relevant parties and evidenced in writing to Council;
 - (iii) No interference with the natural flow of stormwater within the locality, in such a manner as to cause ponding or concentration of stormwater on adjoining lands or roads owned by others, unless as otherwise agreed by all relevant parties and evidenced in writing to Council;
 - (iv) No changes in the rate or volume of stormwater flows, or changes in stream levels and velocities upstream of, adjacent to, or downstream of the site, unless as otherwise agreed by all relevant parties and evidenced in writing to Council;
 - (v) Analyse all areas within the catchments (including external upstream and downstream) as if they were all fully developed when constructing the drainage system throughout the site (assuming that all external upstream sites undertake their own adequate detention and flood mitigation measures to ensure no concentration of, or increase in levels or in velocity upstream or adjacent to or downstream of the site);
 - (vi) A flood study to determine the levels for the defined flood event to enable the minimum fill levels and floor levels for habitable rooms in future dwellings erected on the site.

11. Stormwater Discharge Quality

- (a) The developer must submit a Stormwater Discharge Quality Master Plan for the development, prior to the approval of any subsequent development applications over the site.

- (b) An Urban Stormwater Quality (USQ) assessment report which details the treatment system and devices proposed within each precinct, must be submitted to and approved by Council prior to the issue of any subsequent development application over the site, to ensure adequate quality of stormwater flows are discharged from the site.

12. Lake

Any proposed lakes must have an approved water balance model, must demonstrate the proposed need for and use for a lake, and must ensure that water levels and the quality of the water retained within the lake can be maintained in a healthy condition throughout the varying seasonal conditions, without risk to public health or a high cost to Council.

13. Internal Road Network and Parking

The internal road network must include the following as part of any subsequent development applications:

- (a) Detailed design assessments in terms of the primary function of each type of road that influences driver behaviour, speeds, access, acoustic environment, traffic types, residential amenity and traffic volumes that are appropriate to that function;
- (b) Carriageways that can satisfactorily permit the movement of all vehicles which could reasonably be expected to use that particular road classification;
- (c) A minimum of 90% of all lots located within 400m walking distance of Public Transport;
- (d) Adequate bus set down areas and associated facilities located along the public transport route(s);
- (e) Nodal points for bus/taxi interchanges with future provisions for long term parking for city commuters; and
- (f) A master plan of all on-street and off-street car parking areas associated with all shopping centres, business areas and any other designated retail and commercial areas.

14. Pedestrian and Bicycle Network Plan

A concept pedestrian and bicycle network plan must be provided for the overall development (including external connections), which shows a network of paths providing safe and convenient access for pedestrians and cyclists. This plan must be approved by Council prior to the approval of any subsequent development applications over the site.

15. External Road Connections

The developer must provide external road connections from the site to the Bruce and Flinders Highways. The road reserve widths and road carriageways must be sized to accommodate the traffic and services in accordance with Council policies and standards, or other standards as agreed in writing by Council.

16. Open Space Master Plan

The developer must submit an Open Space Master Plan in accordance with the Townsville Sport Recreation and Open Space Infrastructure Plan, prior to the approval of any subsequent development applications over the site, which must include but not be limited to, the general location of the following:

- (a) Parks including their type; and
- (b) Embellishments including but not limited to those identified within the Infrastructure Agreement, between the developer and Townsville City Council.

17. Community Facilities Master Plan

The developer must submit a Community Facilities Master Plan, prior to the approval of any subsequent development applications over the site, which must include but not be limited to, the general location of the following:

- (a) Community Meeting Spaces;
- (b) Public Library;
- (c) Aquatic Centre (if in agreement with Council); and
- (d) Council Works depot.

18. Noise Mitigation

The developer must submit a noise report to ensure the acoustic impacts associated with road traffic and surrounding land uses (both existing and proposed) are at acceptable noise levels for all noise sensitive places within the approved development, prior to the approval of any subsequent development applications over the site. The noise report must include acoustic solutions to ensure an appropriate level of acoustic amenity and an appropriate urban form outcome.

20. Screening

Visual screening to the satisfaction of Council within the design of all proposed reservoirs and pumping stations, must be submitted to and be approved by Council, prior to any subsequent development application including reservoirs and pumping stations associated with the site being issued.

CONCURRENCE AGENCY RESPONSE – DEPARTMENT OF ENVIRONMENT AND HERITAGE PROTECTION, FORMALLY DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT (DERM) (ENVIRONMENTALLY RELEVANT ACTIVITY – SEWERAGE TREATMENT PLANT), FORMALLY THE ENVIRONMENTAL PROTECTION AGENCY

Pursuant to Section 3.3.16(1) of the *Integrated Planning Act 1997*, the Department of Environment and Heritage Protection (ERA-Sewerage Treatment Plant) advises that the proposal is approved with conditions of development as attached.

CONCURRENCE AGENCY RESPONSE – DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT (DERM) (VEGETATION CLEARING), FORMALLY THE DEPARTMENT OF NATURAL RESOURCES AND WATER

Pursuant to Section 3.3.16(1) of the *Integrated Planning Act 1997*, the Department of Environment and Resource Management (Vegetation Clearing) advises that the proposal is approved with conditions of development as attached.

CONCURRENCE AGENCY RESPONSE – DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT (CONTAMINATED LAND), FORMALLY THE ENVIRONMENTAL PROTECTION AGENCY

Pursuant to Section 3.3.16(1) of the *Integrated Planning Act 1997*, the Department of Environment and Resource Management (Contaminated Land) advises that the proposal is approved with conditions of development as attached.

CONCURRENCE AGENCY RESPONSE – DEPARTMENT OF TRANSPORT AND MAIN ROADS, FORMALLY THE DEPARTMENT OF MAIN ROADS

Pursuant to Section 3.3.16(1) of the *Integrated Planning Act 1997*, the Department of Transport and Main Roads advises that the proposal is approved with conditions of development as attached.

CONCURRENCE AGENCY RESPONSE – DEPARTMENT OF TRANSPORT AND MAIN ROADS, FORMALLY QUEENSLAND TRANSPORT

Pursuant to Section 3.3.16(1) of the *Integrated Planning Act 1997*, the Department of Transport and Main Roads advises that the proposal is approved with conditions of development as attached.

ADVICE AGENCY RESPONSE – POWERLINK (ELECTRICITY INFRASTRUCTURE)

Pursuant to Section 3.3.16(2) of the *Integrated Planning Act 1997*, Powerlink (Electricity Infrastructure) advises that the proposal is approved and provided conditions of development as advice which are attached. They also offered other advice about future applications, and provided information on their draft State Transmission Code.

**ADVICE AGENCY RESPONSE – DEPARTMENT OF INFRASTRUCTURE AND
PLANNING (DIP), FORMALLY THE DEPARTMENT OF LOCAL GOVERNMENT,
PLANNING, SPORT AND RECREATION**

Pursuant to Section 3.3.16(2) of the *Integrated Planning Act 1997*, the Department of Infrastructure and Planning, formally the Department of Local Government, Planning, Sport and Recreation recommended conditions as advice, which are attached.

Advice

1. Satisfaction of Approval Conditions

Unless explicitly stated elsewhere in this permit, all requirements of the conditions of this approval must be satisfied prior to the approval of any subsequent development applications over the site, or unless otherwise agreed in writing by Council.

2. Limitation of Approval

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the application (including its supporting material provided to it by the Applicant). The Council and its officers rely upon the Applicant and certification by a RPEQ concerning the accuracy and completeness of the application and its supporting material, and accepts the application and supporting material as constituting a representation by the Applicant as to its accuracy and completeness. Insofar as the application and its supporting material may be incomplete and/or inaccurate giving rise to any claim by a third party the Applicant agrees to indemnity and save the Council harmless in respect of any claim so arising.

3. North Queensland Gas Pipeline easement

Development within 350 metres of the North Queensland Gas Pipeline easement must comply with AS2885 or the current standard at the time.

File Note

File Reference: 101/0011347*Print and file when complete.***Date:** 20 October 2014**File Name:** Delfin Lend Lease Limited - SPCE05596813**Subject (Detail):** Pre-lodgement - Rocky Springs Development Site - ERA63 (1)(e) Sewage Treatment

2pm Monday 20 October 2014 – James Mackenzie and Lindsay Webber (Industry and Development Assessment, EHP) and Tony Morrisson (Regional Compliance) attended a meeting (via tele conference) with Delfin Lend Lease Limited, at the request of Kristy Nau (DSDIP).

The applicant advised:

- The project had previously received preliminary approval (SPCE05596813), under the *Integrated Planning Act 1994*.
- At this stage, an STP was no longer being contemplated for the project. Alternately, the project is planning to construct a pipeline to Cleveland Bay WWTP.
- The project will be split into two phases Precinct 1 and 2. The applicant proposes to lodge a preliminary approval for reconfiguration of lot for precinct 1.
- Lodgement of the application is planned for December 2014, with a decision in March 2015. Applicant has held additional meetings with council.
- EPBC have issued a varied approval to address updated terminology and to be consistent with DNRM requirements.

Department officers advised that it appeared that the project would no longer trigger a material change of use for an ERA and therefore had no further role in the pre lodgement application.

The teleconference ended at approximately 2:20pm.

Date: 20/10/2014

Author: Lindsay Webber**Position:** Principal Environmental Officer**Unit/Office:** Industry Development and Assessment**Phone:** 07 4699 4367

Red

SARA technical agency assessment response

Technical agency (TA)— Department of Environment and Heritage Protection

DSDIP reference: SPD-0414-006541
 DSDIP regional office: SARA North QLD
 DSDIP email: NQSARA@dsdip.qld.gov.au
 [NB. All responses are to be returned to this email address]
 TA reference: 317883
 TA contact name: Simon Vanderduys
 TA contact details: Phone: 07 4722 5330, email: simon.vanderduys@ehp.qld.gov.au
 TA approver: Anthony Morrison

1.0 Application details

Street address: 37027 Bruce Hwy, Julago, Qld, 4816.
 Real property description: Lot 2 on plan EP679, Lot 12 on plan RP845508, Lot 463 on plan E12493, Lot 142 on plan K124500, Lot 182 on plan K124500, Lot 298 on plan K124940, Lot 87 on plan E124358, Lot 199 on plan K124503.
 Local government area: Townsville City Council
 Applicant name: Lend Lease Communities (Townsville) Pty Ltd
 Applicant contact details: Simon Walker, Regional Development Manager, phone 07 4781 0619.

2.0 Aspects of development and type of approval granted

Request to extend development approval for material change of use (preliminary approval) to override the Townsville City Plan 2005, for the purpose of creating a new master planned community.

3.0 Matters of interest to the state

The development application has the following matters of interest to the state under the following provisions of the Sustainable Planning Regulation 2009¹:

Schedule 7 Referral agencies and their jurisdictions—matters of interest specific to technical agency
--

Table 2, section 1: A material change of use for an environmentally relevant activity made assessable under schedule 3, part 1, table 2, item 1.
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¹ MyDAS does not collect data on assessable development aspects under Schedule 3—this is a matter confirmed by DSDIP during the validation process.

4.0 Request by applicant to extend relevant period—notice to concurrence agency

- 7.1. The Department of Environment and Heritage Protection (EHP) issued a concurrence agency response for a request to change a development approval on 3 July 2013.
- 7.2. The assessment manager issued the decision notice on 19 July 2013.
- 7.3. DSDIP received written notice from the applicant on 15 April 2014 under section 383(1)(a) of the *Sustainable Planning Act 2009* advising that the applicant is seeking an extension of the relevant period.
- 7.4. Our department:
 - (a) has no objection to the extension being approved by the assessment manager.

5.0 Endorsement

Officer	Simon Vanderduys	Senior Environmental Officer	07 4722 5330
Approver	Anthony Morrison	Principal Planning Officer	07 4722 5240