

PUBLIC NOTIFICATION



Approval Sought: Material Change of Use

Proposed Development: Utility Installation

Where: Lot 46 Bajool - Port Alma Road,
Port Alma

Lot Description: Lot 46 on DS438

Application Reference: D/158-2022

Make a submission from:

6 February 2023 to 24 February 2023

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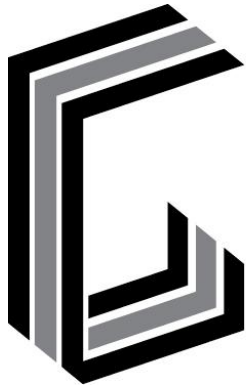
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GIDEON
TOWN PLANNING

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE FOR A
UTILITY INSTALLATION AND ENVIRONMENTALLY
RELEVANT ACTIVITY 55

LOT 46 on DS438
BAJOOL PORT ALMA ROAD, PORT ALMA

Portside Storage Pty Ltd

DOCUMENT CONTROL SHEET

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TABLE OF CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION | 1 |
| 2.0 | Project Overview | 2 |
| 2.1 | Site Details | 2 |
| 2.2 | Application Details | 2 |
| 3.0 | Characteristics of site and surrounding area | 3 |
| 3.1 | Site Details and Location | 3 |
| 3.2 | Site Characteristics | 3 |
| 3.2.1 | Area & Configuration | 3 |
| 3.2.2 | Existing Improvement | 3 |
| 3.2.3 | Property History | 3 |
| 3.2.4 | Vegetation and Topography | 4 |
| 3.2.5 | Vehicle Access | 4 |
| 3.2.6 | Services | 4 |
| 3.2.7 | Easements | 4 |
| 3.3 | Surrounding Area | 4 |
| 4.0 | Proposed Development | 5 |
| 4.1 | Proposal Description | 5 |
| 4.1.1 | Access and car parking | 5 |
| 4.1.2 | Landscaping | 5 |
| 4.1.3 | Services | 5 |
| 4.1.4 | Environmental Impact | 5 |
| 5.0 | Planning Framework | 6 |
| 5.1 | Rockhampton Region Planning Scheme 2015 | 6 |
| 5.1.1 | Planning Scheme Definition | 6 |
| 5.1.2 | Planning Scheme Zone | 6 |
| 5.1.3 | Level of Assessment | 6 |
| 5.1.4 | Planning Scheme Overlays and Codes | 6 |
| 5.1.5 | Other Planning Scheme Codes | 7 |
| 5.1.6 | Planning Scheme Policies | 8 |
| 5.1.7 | Strategic Framework | 8 |
| 5.2 | State Government Planning Framework | 10 |
| 5.2.1 | Central Queensland Regional Plan 2013 | 10 |
| 6.0 | REFERRALS | 11 |
| 6.1 | Environmentally relevant activities (Schedule 10, Part 5) | 11 |
| 6.2 | Other State matters | 11 |
| 7.0 | CONCLUSION | 12 |

LIST OF TABLES

| | |
|--|----|
| Table 1 Planning Scheme Overlays and Codes | 6 |
| Table 2 Other Planning Schemes Codes | 7 |
| Table 3 Settle Pattern | 8 |
| Table 4 Natural environment and hazards | 9 |
| Table 5 Community Identity and Diversity | 9 |
| Table 6 Access and Mobility | 9 |
| Table 7 Infrastructure and Services | 10 |
| Table 8 Natural Resources and Economic Development | 10 |

LIST OF FIGURES

| | |
|--------------------------------|---|
| Figure 1 Site Location Context | 3 |
| Figure 2 Zone Map | 4 |

APPENDICES

| | |
|---------------------------------|---|
| DA Forms | A |
| Title Search | B |
| Proposal Plans | C |
| Historical approval | D |
| RRC Zone Map | E |
| Strategic Framework Map | F |
| Gladstone Ports Corporation Map | G |
| SARA Mapping | H |
| RRCPS 2015 Code Assessment | I |
| Environmental Report | J |

1.0 INTRODUCTION

This Planning Report has been prepared on behalf of Portside Storage Pty Ltd in support of a Development Application for a Material Change of Use (MCU) for a Utility Installation and Environmentally Relevant Activity 55 at Bajool-Port Alma Road, Port Alma on land described as Lot 46 on DS438.

In accordance with the *Rockhampton Region Planning Scheme 2015* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the Rural Zone requiring a Development Permit for a MCU (Impact Assessment).

The development proposal is to secure land use rights over the subject site to collect and process used cooking oil (UCO) within two proposed new industrial storage tanks. An existing tank will also be used to store the UCO after processing and prior to bulk transportation for further offsite processing and/or disposal. No changes to the site access or onsite car parking is proposed. The development retains all existing infrastructure onsite, improving the functionality and viability of the site for future industrial uses.

It is considered that the proposal is consistent with the overall outcomes of the Rural Zone, based on:

- The proposed land-use activities will not have visual or environmental impacts (dust, noise, odour or overspray) onsite or to the adjoining and nearby industrial premises.
- The proposed land use is not suited for an urban area and is dependent on its location in relation to Port Alma operations.
- The nature and scale of the operations align with existing onsite land use activities, and the surrounding land uses.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information is provided identifying compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrating planning merit for the proposed development.

2.0 PROJECT OVERVIEW

2.1 Site Details

| | |
|-----------------------|--|
| Property Address: | Bajool-Port Alma Road, Port Alma |
| Property Description: | Lot 46 on DS438 |
| Encumbrances: | N/A |
| Registered Owner: | Portside Storage Pty Ltd (Refer to Appendix B – Title Search) |
| Site Area: | 45,856 m ² |

2.2 Application Details

| | |
|-------------------------|---|
| Applicant: | Portside Storage Pty Ltd c/- Gideon Town Planning |
| Approval Type: | Development Permit for Material Change of Use |
| Description of proposal | Utility Installation and Environmentally Relevant Activity 55 |
| Local Government Area: | Rockhampton Regional Council |
| Assessment Manager: | Rockhampton Regional Council |
| Planning Scheme: | Rockhampton Region Planning Scheme 2015 |
| Zoning: | Rural Zone |
| Precinct: | N/A |
| Overlays: | <ul style="list-style-type: none">• Acid Sulfate Soils - Above 5m and below 20m AHD• Acid Sulfate Soils - Potential• Coastal Erosion Prone Area Overlay• Coastal Management District Overlay• Floodplain Investigation Area Overlay• PORT DSTE - Storm Surge Potential - Extreme• PORT DSTE - Storm Surge Potential - Low• Road Hierarchy Overlay - State controlled road¹ |
| Level of Assessment: | Impact Assessment |
| Relevant Code: | <ul style="list-style-type: none">• Rural Zone Code• Telecommunications facilities and utilities code• Access, Parking and Mobility Code• Landscape Code• Stormwater Management Code• Waste Management Code• Water and Sewer Code <p>Overlay Codes:</p> <ul style="list-style-type: none">• Acid Sulfate Soils Overlay Code• Coastal Protection Overlay Code• Flood Hazard Overlay Code |
| Regional Plan: | Central Queensland Regional Plan 2013 |

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site is located within the locality of Port Alma, approximately 60km southeast of Rockhampton, an area that is predominately made up of industrial uses.



Figure 1 Site Location Context

Source: Queensland Globe

3.2 Site Characteristics

3.2.1 Area & Configuration

The subject site has a total site area of 45,856m², fronts Bajool Port Alma Road and is adjacent to both rural land and other industrial uses. An unnamed and unconstructed road is located to the east of the site. However, it is not utilised by the operation.

3.2.2 Existing Improvement

The subject site accommodates existing storage facilities made up of various structures and operational areas.

3.2.3 Property History

The subject site was managed by the Gladstone Ports Corporation (GPC) until becoming *Freehold on 3 October 2008*. GPC is a statutory Queensland Government-owned corporation that maintains the dredging, security, berths, and operations at the port (Port Alma).

The subject site has a historical approval (DA/2008/08) issued by GPC for an MCU for an Environmentally Relevant Activity (ERA) 7B (chemical storage facility). Following legislative changes, the ERA was later reclassified into two separate ERAs as follows:

- ERA 8(3) - *Chemical storage more than 500m³ of dangerous goods Class 3 or Class C1 or C2 combustible liquids under AS 1940.*

- ERA 50 - *Mineral and bulk material handling 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials.*

The ERAs are conducted under the approval of environmental authority (EA) EPPR00426913.

3.2.4 Vegetation and Topography

The subject site is generally flat, with minimum vegetation.

3.2.5 Vehicle Access

Vehicle access via an existing driveway along Bajool-Port Alma Road.

3.2.6 Services

The subject site is in a rural area outside the council infrastructure catchment areas. The existing building has an onsite septic system, water, and stormwater infrastructure. The site also has access to electricity and telecommunication services.

3.2.7 Easements

The subject site does not contain any easements.

3.3 Surrounding Area

Being located within the existing rural footprint of Port Alma, the subject site is surrounded by special purposes land uses (Figure 2).

Despite the subject site being within the GPC locality, it is not regulated under the GPC Land Use Plans. Refer to *Appendix G – Gladstone Ports Corporation Map*.



Figure 2 Zone Map
Source: RRC Interactive Mapping

4.0 PROPOSED DEVELOPMENT

4.1 Proposal Description

The development proposes to accept Used Cooking Oil (UCO) on site, undertake basic processing to remove contaminants (including filtering and heating), and then despatch it as a resource either overseas or domestically to customers that will then use it to manufacture biodiesel.

UCO will be transported to the site in semi-tankers or body truck tankers. The UCO will then be pumped from the tankers into temporary holding and processing tanks. Two 60,000L tanks will be constructed within the UCO processing area. The processing will primarily consist of heating to remove any water and filtering to remove any solids. Following this, the UCO will be transferred to an existing bulk tank. Refer to *Appendix J - Environmental Report* (section 5.3 – Intended process) for further operational activities.

The facility is expected to process up to 5000 tonnes of UCO per annum and store it in an existing bulk storage tank before transporting it offsite. Refer to the proposed plans in *Appendix C*.

4.1.1 Access and car parking

No additional access or vehicle car parking is proposed.

4.1.2 Landscaping

The proposed development will not change the existing landscaping.

4.1.3 Services

No changes to the existing water, electrical, telecommunication connections, or onsite septic system are proposed.

4.1.4 Environmental Impact

An Environmental Report supports the application (Refer to Appendix J). The report investigates all likely environmental impacts the proposed ERA may have on environmental values (EVs) in the receiving environment and describes mitigation measures to protect them.

The Environmental Report also identifies that the proposal will require approval of the following Environmentally Relevant Activity (ERA):

ERA 55 – Other waste reprocessing or treatment, *threshold 2(a) – Operating a facility for receiving and reprocessing or treating up to 5,000 t of category 2 regulated waste in a year.*

5.0 PLANNING FRAMEWORK

5.1 Rockhampton Region Planning Scheme 2015

5.1.1 Planning Scheme Definition

Under the *Rockhampton Region Planning Scheme 2015*, the proposal has been defined as:

Utility Installation: *Utility Installation means the use of premises for –*

- a. *A service for supplying or treating water, hydraulic power or gas; or*
- b. *A sewerage, drainage or stormwater service; or*
- c. *A transport service; or*
- d. **A waste management service; or**
- e. *A maintenance depot, storage depot or other facility for service state in paragraphs a to d.*

The proposal is consistent with the above land use definition, as the proposed activity will involve accepting a waste product (UCO) and processing it prior to redistribution.

5.1.2 Planning Scheme Zone

The subject site is located within the Rural Zone under the *RRPS 2015*.

5.1.3 Level of Assessment

In accordance with Table 5.4.6.4 – Rural Zone, the proposed Utility Installation is Impact Assessable under the Rockhampton Region Planning Scheme 2015.

5.1.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 1 Planning Scheme Overlays and Codes

| Overlays | Relevant Code | Comment |
|--|---------------------------------|---|
| <ul style="list-style-type: none">• Acid Sulfate Soils<ul style="list-style-type: none">– Above 5m and below 20m AHD- Potential | Acid Sulfate Soils Overlay Code | The proposed development does not include significant excavation; therefore, this overlay is not further addressed as part of the development application. |
| <ul style="list-style-type: none">• Coastal Erosion Prone Area Overlay• Coastal Management District Overlay | Coastal Protection Overlay Code | The subject site is located within the Coastal Protection Overlay. The proposed development area is located within areas classified as erosion-prone areas and areas of defined coastal management district. Refer to <i>Appendix I – RRPS 2015 Code Assessment</i> . |
| Floodplain Investigation Area Overlay | Flood Hazard Overlay Code | While the development is mapped as a floodplain investigation area it is inconsequential to the development. Therefore, the overlay code will not be further addressed as part of the application |
| <ul style="list-style-type: none">• PORT DSTE - Storm Surge Potential<ul style="list-style-type: none">- Extreme-Low | N/A | It is noted that the subject site is mapped as storm surge – Port Alma from extreme potential. The new structures being proposed are small-scale and elevated and therefore impose minimal impacts in the event of a storm surge. |
| Road Hierarchy Overlay – State-Controlled Road | N/A | It is noted that part of Bajool-Port Alma Road is a State Controlled Road. |

5.1.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 2 Other Planning Schemes Codes

| Code | Comment |
|-----------------------------------|---|
| Rural Zone Code | The proposed development is consistent with the purpose of the Rural Zone Code. An assessment of the proposed development against the Code is included in <i>Appendix I – RRPS 2015 Code Assessment</i> . |
| Access, Parking and Mobility Code | The proposed development is consistent with the purpose of the Access, Parking and Mobility Code. An assessment of the proposed development against the Code is included in <i>Appendix I – RRPS 2015 Code Assessment</i> . |
| Landscape Code | The proposal does not propose an increase in landscaping and therefore, it is not deemed necessary to address the Code in full. |
| Stormwater Management Code | The proposal will not increase stormwater discharge. The proposal will not negatively influence the existing stormwater management regime. It is, therefore not deemed necessary to address the Code in full. |
| Waste Management Code | All existing waste management practices will be retained throughout the site, with little amounts of waste generated from the development. It is, therefore not deemed necessary to address the Code in full. |
| Water and Sewer Code | The subject site is located within the Rural zone with no connection to council water or sewer systems. It is, therefore, not deemed necessary to address the Code in full. |

5.1.5.1 Rural Zone

Development within the Rural Zone is guided by the Rural Zone Code. Refer to *Appendix I – RRPS 2015 Code Assessment*.

The purpose of the Rural Zone code is to:

- (1) *ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area;*
- (2) *recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries;*
- (3) *prevent the establishment of development which may limit the productive capacity of the land;*
- (4) *provide for diversification of rural industries where impacts can be managed; and*
- (5) *maintain the environmental values of all rural land.*

The purpose of the Rural Zone Code will be achieved through the *Overall Outcomes* that are underpinned throughout the Code.

- *development:*
 - i. *does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline;*
 - ii. *is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation;*
 - iii. *has legal and practical access to the road hierarchy;*

- iv. *is serviced by infrastructure that is commensurate with the needs of the use; and*
- v. *maximises energy efficiency and water conservation;*
- *non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:*
 - i. *a direct relationship with the rural use in the immediate locality; or*
 - ii. *the potential to make a contribution to primary production or the diversification of rural industries; or*
 - iii. *a need to be remote from urban uses as a result of their impacts; or*
 - iv. *they cannot be located in an urban area (for example, due to land area requirements);*
- *development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development;*
- *sensitive land use(s) are adequately separated from animal keeping (being kennels and catteries), intensive animal industry, aquaculture, rural industry, and industrial zoned areas (including the Gracemere industrial area, Stanwell power station, Bajool explosives reserve and Bouldercombe brickworks);*

Given the subjects sites location in relation to the local port, the extent of established onsite operations, and the lack of rural land use activities onsite and on the surrounding land, which is primarily located within the Special Purpose zone, the proposal does not pose any risk or impact to the Rural Zone.

5.1.6 Planning Scheme Policies

The *RRPS 2015* contains twenty Planning Scheme Policies. The planning scheme policies apply to development throughout the Rockhampton Regional Council planning scheme area.

5.1.7 Strategic Framework

The strategic framework sets the policy direction for the planning scheme. It forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The strategic framework of the *RRPS 2015* further contains the strategic and policy intent, which is further reflected through themes and elements. In accordance with the Strategic Framework Mapping, the subject site is located within the Strategic Port Land as a *Specific Use place*. Refer to *Appendix F – Strategic Framework Map*.

The Specific use places are large single use or single focus places which do not fit into other place types. These places include the following:

- *provide significant employment and services to the planning scheme area.*
- *The further development is supported, provided that amenity impacts upon nearby sensitive land use(s) can be avoided.*
- *Development within specific use areas does not detract from the role and viability of centres.*

5.1.7.1 Settlement Pattern – Specific Use

Table 3 Settle Pattern

| <i>Element</i> | <i>Comment</i> |
|--|--|
| <i>Natural conservation, open space and natural corridor or link</i> | The development proposal does not relate to or impact this element. |
| <i>Township</i> | The development proposal does not relate to or impact this element. |
| <i>Rural residential</i> | The development proposal does not relate to or impact this element. |
| <i>Rural</i> | The proposed development does not negatively impact the productive agricultural capacity of the rural area. In addition, due to the subject site being |

| | |
|---|--|
| | located adjacent to the Port Alma operations, the proposed development integrates seamlessly with the nearby uses. |
| <i>Industrial</i> | The development proposal does not relate to or impact this element. |
| <i>Urban and new urban</i> | The development proposal does not relate to or impact this element. |
| <i>Future urban</i> | The development proposal does not relate to or impact this element. |
| <i>Urban Infill and intensification</i> | The development proposal does not relate to or impact this element. |
| <i>Centres</i> | The proposal will not compromise the role and function of designated centres. |
| <i>Specialised centres</i> | The development proposal does not relate to or impact this element. |
| <i>Specific Use</i> | The subject site is located within the strategic port land (Port Alma), identified as a large single-use or single-focus place which does not fit into other place types. Due to the nature of the development, the proposal does not detract from the role and viability of centres. On the contrary, the proposed development integrates with the surrounding uses while boosting employment and avoiding negative impacts on sensitive land uses. |

5.1.7.2 Natural environment and hazards

Table 4 Natural environment and hazards

| Element | Comment |
|---|---|
| <i>Areas of environmental significance</i> | Although the subject site is in close proximity to coastal areas, the proposed development ensures its protection. |
| <i>Natural hazards and climate change</i> | The development proposal does not relate to or impact this element. |
| <i>Coastal environment</i> | The development proposal minimises impacts on natural physical coastal processes. |
| <i>Water resources, catchment management and healthy waters</i> | The proposed development does not negatively impact the environmental values or the coastal land. Development does not increase the risk of erosion. |
| <i>Landscape and scenic amenity</i> | The development proposal does not relate to or impact this element. |
| <i>Air, noise and hazardous materials</i> | The health, well-being, amenity and safety of communities and individuals are protected from the impacts of air, noise and odour emissions, and hazardous materials. |
| <i>Waste</i> | Development minimises the generation of solid and liquid waste and the impacts of waste on the natural environment. The proposed development is consistent with the best practice environmental standards. |

5.1.7.3 Community identity and diversity

Table 5 Community Identity and Diversity

| Element | Comment |
|---|---|
| <i>Housing diversity, safe communities and equitable access</i> | The development proposal does not relate to or impact this element. |
| <i>Community identity</i> | The development proposal does not relate to or impact this element. |
| <i>Heritage and character</i> | The development proposal does not relate to or impact this element. |
| <i>Sport and recreation and open space</i> | The development proposal does not relate to or impact this element. |
| <i>Social, arts and cultural infrastructure</i> | The development proposal does not relate to or impact this element. |

5.1.7.4 Access and Mobility

Table 6 Access and Mobility

| Element | Comment |
|---------|---------|
|---------|---------|

| | |
|--|---|
| <i>Public and active transport</i> | The development proposal does not relate to or impact this element. |
| <i>Road network</i> | The development site is located adjacent to State Controlled road, making the site highly accessible and compatible to accommodate the traffic generated by the proposed land use. The proposed development does not impact the capacity and safety of the state-controlled road. |
| <i>Rail network</i> | The development proposal does not relate to or impact this element. |
| <i>Freight network and key logistics hub</i> | The subject site is located within the multi-modal freight hub of Port Alma a strategic network that includes sea and road freight with good links to the railway siding at Bajool. The proposed development does not impact the capacity and safety of the freight network. |
| <i>Air transport</i> | The development proposal does not relate to or impact this element. |
| <i>Sea transport</i> | The proposed development does not pose any impediment to maintaining the long-term viability of the port and its continued potential to transfer explosives. As such, the development does not compromise the current uses or planned future development of Port Alma by the Gladstone Ports Corporation. |

5.1.7.5 Infrastructure and Services

Table 7 Infrastructure and Services

| Element | Comment |
|--------------------------------|--|
| <i>Inter-regional networks</i> | The development proposal does not impact this element. |
| <i>Local area networks</i> | The development proposal does not impact this element. |

5.1.7.6 Natural Resources and Economic Development

Table 8 Natural Resources and Economic Development

| Element | Comment |
|---|---|
| <i>Protection of key assets</i> | The development supports the continued growth of the port infrastructure at Port Alma Strategic Port Land. |
| <i>Industrial development</i> | The development proposal does not relate to or impact this element. |
| <i>Rural land</i> | The proposed development does not impact environmental values, scenic amenities, other rural industries, or lifestyles. |
| <i>Extractive and mineral resources</i> | The development proposal does not relate to or impact this element. |
| <i>Forestry</i> | The development proposal does not relate to or impact this element. |
| <i>Marine resources</i> | The development proposal does not relate to or impact this element. |
| <i>Tourism</i> | The development proposal does not relate to or impact this element. |

The proposed development does not conflict with the Strategic Framework of the Rockhampton Region Planning Scheme 2015

5.2 State Government Planning Framework

5.2.1 Central Queensland Regional Plan 2013

The subject site is not identified as being within the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

The subject site is located within the Port Alma locality. According to the CQRP:

"Port Alma is located south-east of Rockhampton (throughput 421 000 tonnes 2011–2012) and focuses on the import and export of niche market products, including ammonium nitrate, general cargo, salt and frozen beef. Port Alma also provides essential support to the defence industry and in particular the operations at Shoalwater Bay Military Training Area north of Yeppoon." P.21.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to a State Agency.

The proposed development triggers a referral to the State Assessment and Referral Agency (SARA) for the following matters.

6.1 Environmentally relevant activities (Schedule 10, Part 5)

Schedule 10, Part 5 Environmentally relevant activities, Division 4, Table 1:

- *Table 2 – Non-Devolved Environmentally relevant activities*

The proposed UCO requires a new application for an ERA 55 – *Other waste reprocessing or treatment, threshold 2(a) – Operating a facility for receiving and reprocessing or treating up to 5,000 t of category 2 regulated waste in a year.*

The application is supported by an Environmental Report prepared by Steer Environmental Consulting on 18 October 2022. The report investigates all likely environmental impacts the proposed ERA may have on environmental values (EVs) in the receiving environment and describes mitigation measures to protect them. An assessment of the proposed development against the State Development Assessment Provision (SDAP) - State Code 22: Environmentally Relevant Activity is also included within the report. Refer to *Appendix J*.

6.2 Other State matters

- Whilst it is noted that Bajool-Port Alma Road is mapped as a State-controlled Road (SCR), the State mapping confirmed that the entry to the subject site is in excess of 800 metres from where the mapped SCR ends and therefore, this proposal does not trigger for development within 100m of an SCR intersection as per Schedule 10, Table 4, Item 1(c) of the *Planning Regulation 2017*.
- It was additionally noted that the subject site is mapped to be located on erosion-prone land within the coastal management district. Excavation or filling is not proposed, and the gross floor area of new structures will not be in excess of 1000 square metres. Therefore the proposal does not trigger tidal works within a coastal management district under Schedule 10, Table 6, Item 1 of the *Planning Regulation 2017*.

7.0 CONCLUSION

The proposal is considered consistent with the overall outcomes of the relevant Council and State planning framework, including the Rockhampton Region Planning Scheme 2015, the State Development Assessment Provisions (SDAP) and the Central Queensland Regional Plan 2013.

The proposed land use is located in a suitable area, surrounded by similar operations, and the nature and scale of the proposal impose minimal increased impacts on its surroundings. The proposed activities will not have visual or environmental impacts (dust, noise, odour or overspray) onsite or to the adjoining and nearby industrial premises.

This report has addressed the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information has been provided identifying compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrated planning merit for the proposed development.

The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Rural Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

APPENDIX A

DA Forms

APPENDIX B

Title Search

APPENDIX C

Proposal Plans

APPENDIX D

Historical Approval

APPENDIX E

RRC Zone Map

APPENDIX F

Strategic Framework Map

APPENDIX G

Gladstone Ports Corporation Map

APPENDIX H

SARA Mapping

APPENDIX I

State Code 1

APPENDIX J

Environmental Report

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

| 1) Applicant details | |
|---|--------------------------------|
| Applicant name(s) (individual or company full name) | Portside Storage Pty Ltd |
| Contact name (only applicable for companies) | c/- Gideon Town Planning |
| Postal address (P.O. Box or street address) | PO BOX 450 |
| Suburb | Rockhampton City |
| State | Qld |
| Postcode | 4700 |
| Country | Australia |
| Contact number | 0402066532 |
| Email address (non-mandatory) | info@gideontownplanning.com.au |
| Mobile number (non-mandatory) | |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | GTP 2162 |

| 2) Owner's consent | |
|--|--|
| 2.1) Is written consent of the owner required for this development application? | |
| <input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application | |
| <input checked="" type="checkbox"/> No – proceed to 3) | |

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

| | | | | |
|----|----------|------------|------------------------------------|------------------------------|
| a) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | Bajool – Port Alma Road | Port Alma |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | 46 | DS438 | Rockhampton Regional Council |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

| | | | |
|--------------|-------------|---|--|
| Longitude(s) | Latitude(s) | Datum | Local Government Area(s) (if applicable) |
| | | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

- ☐ Coordinates of premises by easting and northing

| | | | | |
|------------|-------------|---|---|--|
| Easting(s) | Northing(s) | Zone Ref. | Datum | Local Government Area(s) (if applicable) |
| | | <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Coral Sea

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☒ In a tidal area

Name of local government for the tidal area (if applicable): Rockhampton Regional Council

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

| | |
|--|-------|
| <input checked="" type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> | |
| EMR site identification: | 12564 |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i> | |
| CLR site identification: | |

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Utility Installation

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Environmentally Relevant Activity (ERA) 55 (threshold 2 (a))

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☐ Not required

Section 2 – Further development details

| 7) Does the proposed development application involve any of the following? | |
|--|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete DA Form 2 – Building work details |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

| 8.1) Describe the proposed material change of use | | | |
|---|--|---|---|
| Provide a general description of the proposed use | Provide the planning scheme definition (include each definition in a new row) | Number of dwelling units (if applicable) | Gross floor area (m ²) (if applicable) |
| Process and storage of used cooking oil | Utility Installation | - | - |
| | | | |
| | | | |
| 8.2) Does the proposed use involve the use of existing buildings on the premises? | | | |
| <input checked="" type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

| 9.1) What is the total number of existing lots making up the premises? | |
|---|---|
| | |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) | |
| <input type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |

| 10) Subdivision | | | | |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: | | | | |
| Intended use of lots created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |
| Number of lots created | | | | |
| 10.2) Will the subdivision be staged? | | | | |
| <input type="checkbox"/> Yes – provide additional details below | | | | |
| <input type="checkbox"/> No | | | | |
| How many stages will the works include? | | | | |
| What stage(s) will this development application apply to? | | | | |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? | | | | |
|---|-------------|------------|------------|------------------------|
| Intended use of parts created | Residential | Commercial | Industrial | Other, please specify: |
| Number of parts created | | | | |

| 12) Boundary realignment | | | |
|---|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? | | | |
| Current lot | | Proposed lot | |
| Lot on plan description | Area (m ²) | Lot on plan description | Area (m ²) |
| | | | |
| | | | |
| 12.2) What is the reason for the boundary realignment? | | | |
| | | | |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements) | | | | |
|--|-----------|------------|---|---|
| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
| | | | | |
| | | | | |

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

| 14.1) What is the nature of the operational work? | |
|--|---|
| <input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision) | |
| <input type="checkbox"/> Yes – specify number of new lots: | |
| <input type="checkbox"/> No | |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) | |
| \$ | |

PART 4 – ASSESSMENT MANAGER DETAILS

| 15) Identify the assessment manager(s) who will be assessing this development application |
|---|
| Rockhampton Regional Council |
| 16) Has the local government agreed to apply a superseded planning scheme for this development application? |
| <input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No |

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☒ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

| |
|--|
| <input type="checkbox"/> Heritage places – Local heritage places |
| Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: |
| <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure |
| Matters requiring referral to: |
| <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual |
| <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure |
| Matters requiring referral to the Brisbane City Council: |
| <input type="checkbox"/> Ports – Brisbane core port land |
| Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: |
| <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> |
| <input type="checkbox"/> Ports – Strategic port land |
| Matters requiring referral to the relevant port operator , if applicant is not port operator: |
| <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i> |
| Matters requiring referral to the Chief Executive of the relevant port authority: |
| <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i> |
| Matters requiring referral to the Gold Coast Waterways Authority: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i> |
| Matters requiring referral to the Queensland Fire and Emergency Service: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i> |

| | | |
|--|-----------------|---------------------------|
| 18) Has any referral agency provided a referral response for this development application? | | |
| <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application | | |
| <input checked="" type="checkbox"/> No | | |
| Referral requirement | Referral agency | Date of referral response |
| | | |
| | | |
| Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> . | | |
| | | |

PART 6 – INFORMATION REQUEST

| |
|---|
| 19) Information request under Part 3 of the DA Rules |
| <input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application |
| <input type="checkbox"/> I do not agree to accept an information request for this development application |
| Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. |
| Further advice about information requests is contained in the DA Forms Guide . |

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

| List of approval/development application references | Reference number | Date | Assessment manager |
|---|------------------|------|--------------------|
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

| Amount paid | Date paid (dd/mm/yy) | QLeave levy number (A, B or E) |
|-------------|----------------------|--------------------------------|
| \$ | | |

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☒ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☐ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

| | | | |
|---|---------------------------------------|-------------------------|------|
| Proposed ERA number: | 55 | Proposed ERA threshold: | 2(a) |
| Proposed ERA name: | Other waste reprocessing or treatment | | |
| <input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application. | | | |

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
- ☐ A certificate of title

☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

| | | | |
|-----------------------------|--|-----------|--|
| Name of the heritage place: | | Place ID: | |
|-----------------------------|--|-----------|--|

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

| Notification of engagement of alternative assessment manager | |
|--|--|
| Prescribed assessment manager | |
| Name of chosen assessment manager | |
| Date chosen assessment manager engaged | |
| Contact number of chosen assessment manager | |
| Relevant licence number(s) of chosen assessment manager | |

| QLeave notification and payment | | | |
|---|--|----------------------|--|
| <i>Note: For completion by assessment manager if applicable</i> | | | |
| Description of the work | | | |
| QLeave project number | | | |
| Amount paid (\$) | | Date paid (dd/mm/yy) | |
| Date receipted form sighted by assessment manager | | | |
| Name of officer who sighted the form | | | |

Application form

Environmental Protection Act 1994

Development application Form 1 - Application details—attachment for an application for an environmental authority

This form is to be attached to the Development application Form 1 - Application details when making a development application for prescribed environmentally relevant activities (ERAs). Under section 115 of the Environmental Protection Act 1994 (EP Act) the development approval (DA) application is taken to be an application for an environmental authority (EA) for the prescribed ERAs.

It is recommended that prior to making an application for an environmentally relevant activity (ERA), you read the information on what to provide with an application. This information is located on the Business Queensland website at www.business.qld.gov.au (use the search term “Environmental licence”). This website also has a diagnostic tool called the “forms and fees finder” which will help identify any fees and supporting information you need to make an application.

Important notes:

- ☒ The application can't be to dredge or extract more than 10,000 tonnes of material a year in the North Stradbroke Island region. This is prohibited development under the Planning Regulation 2017.
- ☒ All applicants must be registered as suitable operators¹. A suitable operator is a person or a corporation assessed under section 318I of the EP Act as being suitable to carry out an ERA and is listed on the suitable operator register².
- ☒ If more than one ERA is being applied for, the ERAs must be carried out as part of a single integrated operation. ERAs are carried out as a single integrated operation if:
 - the ERAs will be carried out under the day to day management of a single responsible individual (e.g. a site manager or operations manager); and
 - all of the ERAs are operationally interrelated, that is, the operation cannot function without all of the ERAs. Separate applications will need to be made for the ERAs that cannot be carried out as a single integrated operation; and
 - the ERA/s are, or will be, carried out at one or more places; and
 - the places where the ERAs will be carried out are close enough to make the integrated day to day management of the activities feasible.
- ☒ All the ERAs that will be on the EA must be prescribed ERAs. Prescribed ERAs are ERAs listed in schedule 2 of the Environmental Protection Regulation 2019.

¹ Your EA application must be refused if you are not a registered suitable operator when the application is decided. To become a registered suitable operator, apply using the form “Application to be a registered suitable operator - ESR/2015/1771” (available at www.qld.gov.au, using the publication number ESR/2015/1771 as a search term).

² The register is available on the Queensland Government website at www.qld.gov.au, using the search term “suitable operator register”.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

Privacy statement

Where ERAs are administered by the Queensland Government:

The Department of Environment and Science and Department of Agriculture and Fisheries are collecting the information on this form to process your application for an EA. The collection is authorised under Chapter 5 of the EP Act.

Please note that the administering authority is required to keep this application on a register of documents open for inspection by members of the public under section 540 of the EP Act, and must permit a person to take extracts from the register pursuant to section 542 of the EP Act. Your personal information will not be otherwise disclosed to any other parties unless authorised or required by law. For queries about privacy matters please email privacy@des.qld.gov.au or telephone: 13 74 68.

Where ERAs are administered by a local government:

Contact the local government for their privacy information.

Pre-lodgement meeting

Where ERAs are administered by the Queensland Government:

You can arrange a pre-lodgement meeting through the Department of State Development, Infrastructure, Local Government and Planning prior to lodging this application if you have not already done so. For more information contact the Department of State Development, Infrastructure, Local Government and Planning (for contact details go to <https://planning.dsdmip.qld.gov.au/planning/resources/regional-contacts>).

Where ERAs are administered by a local government:

Contact the local government about pre-lodgement meetings.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

The fields marked with an asterisk * are mandatory, if they are not completed then your application may be considered not properly made under the *Planning Act 2016*.

1. Applicant details

To nominate a site or application contact for this application please provide details at Questions 14 and 15.

| | | |
|--|---|--|
| Is there more than one applicant? * | <input checked="" type="checkbox"/> No—provide applicant's details below. <input type="checkbox"/> Yes—provide the principal applicant's details below and all other applicants' details in Attachment 1—"Joint applicants and appointment of principal applicant" | |
| Name - individual or contact person if applicant is a organisation* Gregory John Lott | Suitable Operator Reference Number* 403112 | |
| Organisation name, including any trading name (*if an organisation) | ABN/ACN (*if an organisation) | |
| Residential or registered business address (not a post office box)* 36 Fairfield Avenue, Norman Gardens QLD | Phone* 0428638818 | |
| Postal address (if same as above, write "AS ABOVE")* PO Box 5127 Red Hill Mail Centre | Facsimile | |
| Email* bulkliquidstorage@yahoo.com.au | <input type="checkbox"/> Indicate if you want to receive correspondence via email | |

1.1 Nomination of an agent for this application

I/we nominate the below agent to act on my/our behalf and to receive correspondence relating to this application.

| | |
|--|--|
| Do you want to nominate an agent for this application?* | |
| <input type="checkbox"/> No → Go to Question Error! Reference source not found. <input checked="" type="checkbox"/> Yes → Complete the agent's details here. | |
| Name of agent – individual or contact person if agent is an organisation Glenn Druery (Principal Environmental Consultant) | |
| Organisation name, including trading name if an organisation STEER Environmental Consulting | ABN/ACN (if an organisation) |
| Postal address Unit 10/160 Bolsover St, Rockhampton 4700 | Phone 0417022717 |
| Email glenn@steerec.com.au | <input type="checkbox"/> Indicate if you do not want to receive correspondence via email |

2. Details of the ERA(s) that you want to operate

Please list all of the ERAs that will be undertaken on site, including:

- Any existing ERAs will continue to operate unchanged on the site (select "Existing" in the table below);
- ERAs that are proposed to be undertaken on the site as part of the application (select "New - DA" in the table below); and
- ERAs that are proposed to be undertaken on this site, that don't form part of this application as they do not require a DA (select "New - EA" in the table below).

Listing all the ERAs that will be undertaken on site will help enable them to all be included on the one EA

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

If the ERA has eligibility criteria and standard conditions³, identify whether you can comply with them. Select “N/A” where there are no eligibility criteria and standard conditions for that ERA. If you cannot comply with all of the applicable standard conditions, select “no” and attach details of the standard conditions you cannot comply with.

| ERA number* | Threshold* | Name of ERA* | New or existing ERA(s) | I can comply with the eligibility criteria* | I can comply with all the standard conditions* |
|-------------|------------|---------------------------------------|--|---|---|
| 55 | 2(a) | Other waste reprocessing or treatment | <input checked="" type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 50 | 2 | Bulk material handling | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 8 | 3 | Chemical storage | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | <input type="checkbox"/> New - DA <input type="checkbox"/> New - EA <input type="checkbox"/> Existing | <input type="checkbox"/> Yes <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |

☒ The EA number for existing ERA(s) listed above is EPPR00426913

If there are new ERAs and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. An application to amalgamate the current and new EAs may then be required.

☐ I have attached details of the standard conditions that I cannot comply with.

3. Will the ERAs be carried out as a single integrated operation?

Will more than one ERA be operated at the location?*

☒ No Go to Question 4.

³ ERAs with eligibility criteria and standard conditions are listed at: www.business.qld.gov.au (use the search term “eligibility criteria”).

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | Will any of the ERAs be operated as a single integrated operation (see definition on page one)?* | |
| | <input type="checkbox"/> No | Go to <i>Question 4</i> . |
| | <input type="checkbox"/> Yes | Provide details of the ERAs that are operated as a single integrated operation and supporting information showing they are a single integrated operation then go to <i>Question 4</i> . |

4. Description of land where the ERA/s will be carried out

Where activities will be undertaken at more than one location, provide details in Attachment 2.

| | | | |
|----------------------------|-----------------------|---|-----------|
| Number* | Street Name* | Suburb/Town* | Postcode* |
| | Bajool-Port Alma Road | Port Alma | 4699 |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor* | |
| Lot 46 Plan DS438 | | | |
| Port (*if applicable) | | Project Name (*if applicable) | |
| | | | |

5. Details of contaminated land

| | | |
|--|---------------------------|------------------------|
| Is there a site management plan in effect for contaminated land that relates to the land that is the subject of this application?* | | |
| <input checked="" type="checkbox"/> No | Go to <i>Question 6</i> . | |
| <input type="checkbox"/> Yes | Description of land* | |
| | Lot and plan number(s) | Local Government Area* |
| | Lot | Plan |
| | Lot | Plan |
| | Lot | Plan |
| | Lot | Plan |

6. Environmental offsets

An environmental offset, under the *Environmental Offsets Act 2014*, may be required for an ERA where, despite all reasonable measures to avoid and minimise impacts on certain environmental matters, there is still likely to be significant residual impact on one or more of those matters.

You must verify the presence, whether temporary or permanent, of those environmental matters. For more information refer to the Queensland Environmental Offsets Policy and the Significant Residual Impact Guideline at the Queensland Government website at www.qld.gov.au, using the search term "environmental offsets".

| | |
|--|---|
| Will the ERA(s) being applied for result in a significant residual impact to a matter of State environmental significance (MSES)?* | |
| <input checked="" type="checkbox"/> No | Go to <i>Question 7</i> . |
| <input type="checkbox"/> Yes | <p>You must attach supporting information that:</p> <ol style="list-style-type: none"> Details the magnitude and duration of the likely significant residual impact on each prescribed environmental matter (other than matters of local environmental significance) for the entire activity; and Demonstrates that all reasonable measures to avoid and minimise impacts on each of those matters will be undertaken. |

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

6.1 Notice of election

| | |
|--|--|
| Has a notice of election been submitted to the administering authority, or is being submitted as part of this application? | |
| <input type="checkbox"/> No | Go to <i>Question 6.2</i> . |
| <input type="checkbox"/> Yes | <input type="checkbox"/> You can attach the notice of election, if it has not been submitted to the department. Go to <i>Question 6.3</i> . |

6.2 Staged environmental offsets

Offset delivery can be staged, however for this to occur, the condition of any approved environmental authority needs to state that both the activity and the offset may be staged. As part of your notice of election for each stage under the *Environmental Offsets Act 2014*, you are required to provide a detailed assessment of the quantum of impact of that stage and the offset obligation requirement to be delivered for that stage.

| | |
|---|--|
| Will the proposed ERA(s) and delivery of an environmental offset be undertaken in stages? | |
| <input type="checkbox"/> No | Go to <i>Question 6.3</i> |
| <input type="checkbox"/> Yes | You must attach supporting information that details of how the activity/activities are proposed to be staged. |

6.3 Nature conservation environmental offset

| | |
|--|---------------------------|
| Has another authority issued under the <i>Nature Conservation Act 1992</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES? | |
| <input type="checkbox"/> No | Go to <i>Question 6.4</i> |
| <input type="checkbox"/> Yes | Provide permit number: |

6.4 Marine parks environmental offset

| | |
|--|---|
| Has marine park permit issued under the <i>Marine Parks Act 2004</i> required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES? | |
| <input type="checkbox"/> No | Go to <i>Question 7</i> |
| <input type="checkbox"/> Yes | <input type="checkbox"/> You must attach a copy of the marine park permit to this application. |

7. Matters of national environmental significance

There are currently nine matters of national environmental significance (MNES) which have been defined in the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). These are:

- world heritage properties
- national heritage places
- wetlands of international importance (listed under the Ramsar Convention)
- listed threatened species and ecological communities
- migratory species protected under international agreements
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mines)
- a water resource, in relation to coal seam gas development and large coal mining development

To determine whether the proposed ERA(s) will have a significant impact on MNES and for referral requirements, please refer to the guidance provided by the Federal Government's Department of Environment on www.environment.gov.au.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

| | |
|--|--|
| Would the carrying out of the proposed ERA(s) be likely to have a significant impact on a MNES?* | |
| <input checked="" type="checkbox"/> No | Go to <i>Question 9</i> . |
| <input type="checkbox"/> Yes | Has the proposal been referred to the Federal Department of Environment for formal assessment and approval? <input type="checkbox"/> No → Go to <i>Question 8</i> . <input type="checkbox"/> Yes → Go to <i>Question 7.1</i> . |

7.1 EPBC Act approval for environmental offsets

| | |
|---|--|
| Has an approval issued under the EPBC Act required an environmental offset for the same, or substantially the same, impact and the same, or substantially the same, MSES? | |
| <input type="checkbox"/> No | Go to <i>Question 8</i> . |
| <input type="checkbox"/> Yes | I have attached a copy of the approval under the EPBC Act. Are there any MNES which were assessed under the EPBC Act which are the same, or substantially the same as an MSES, but that were not conditioned in the approval? <input type="checkbox"/> No → Go to <i>Question 8</i> <input type="checkbox"/> Yes → List these MNES: |

8. Environmental impact statement under the *State Development and Public Works Organisation Act 1971*

Certain stages of the EA application process may not apply if the proposed activities were assessed as part of a coordinated project declared under the *State Development and Public Works Organisation Act 1971* (State Development Act), you are only required to answer Questions 8 to 8.1 if you have a current Co-ordinator General's (CG's) evaluation report for the project.

| | |
|--|--|
| Has an environmental impact statement (EIS) process under State Development Act been completed?* | |
| <input type="checkbox"/> No | Go to <i>Question 9</i> . |
| <input type="checkbox"/> Yes | What is the title and project name of the completed EIS?* |
| | <input type="checkbox"/> The EIS was completed for all activities that are the subject of this application. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have not changed since the EIS was completed. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have changed since the EIS was completed. |
| | <input type="checkbox"/> The EIS was not completed for all activities that are the subject of this application. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have not changed since the EIS was completed. <input type="checkbox"/> The environmental risks or the way the activity/activities are proposed to be carried out have changed since the EIS was completed. |
| | Was the EIS completed for all activities that are the subject of this application?* <input type="checkbox"/> No Please list the activities that were not included in the EIS or attach documentation with this information to this application: <input type="checkbox"/> I have attached the required supporting information. |

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

| | | |
|--|------------------------------|--|
| | <input type="checkbox"/> Yes | |
|--|------------------------------|--|

8.1 Coordinator-General's conditions

| | |
|---|-------------------------------------|
| Are there CG's conditions that relate to the ERA(s) being applied for?* | |
| <input type="checkbox"/> No → | Go to <i>Question 9</i> . |
| <input type="checkbox"/> Yes → | Name of the CG's evaluation report: |

9. Assessment of the environmental impact

This question is **not applicable** if an EIS process under the State Development Act has been completed for all the ERA(s) that are the subject of this application and the environmental risks of the activities **and** the way they are proposed to be carried out has not changed since the EIS was completed.

You must attach to this application an assessment of the likely impact of each new ERA (whether from the DA application or another new ERA you want included on the EA that does not require a DA) on environmental values (*if applicable), including:

- a description of the environmental values likely to be affected by each relevant activity
- details of any emissions or releases likely to be generated by each relevant activity
- a description of the risk and likely magnitude of impacts on the environmental values
- details of the management practices proposed to be implemented to prevent or minimise adverse impacts
- details of how the land the subject of the application will be rehabilitated after each relevant activity ceases

☒ I have attached an assessment of the environmental impact and specific supporting information.

10. Details of waste management

| |
|--|
| Describe the proposed measures for minimising and managing waste generated by the activity/ies below * |
| Refer to supporting report prepared by STEER Environmental Consulting. |

☒ I have attached the proposed measures.

11. Take effect date (when fees will commence being charged)

You may nominate when the EA will take effect should it be approved. The date the environmental authority takes effect will be the date from which you can commence the activities as well as the date your annual fees will commence to be charged (your anniversary date). Under section 200 of the EP Act, if a development permit for a material change of use under the *Planning Act 2016* or a State development area (SDA) approval is required in order to carry out the ERA, the EA cannot take effect until the development permit or SDA approval takes effect (known as taking effect pending development approval).

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

Note that where you are applying new ERAs, and your existing EA is an amalgamated EA, the application for ERAs associated with the DA application will create a new EA for the new ERAs. In this case you may wish to nominate a take effect date in the future which, post approval of this application, will provide you with enough time to amalgamate your current and new EAs. Amalgamating your EAs prior to the take effect date of your new EA will prevent you being required to pay the first annual fee for your new EA.

| | |
|---|--|
| Do you want the EA to take effect on the decision date, nominated date, or pending development approval?* | |
| <input checked="" type="checkbox"/> Decision date | The take effect date will be the date of the decision. |
| <input type="checkbox"/> Nominated date | Details of nominated take effect date: |

12. Nomination of site contact

An alternative contact nominated by the legal person which holds, or will in future hold, a relevant authority issued by the department. The department may direct correspondence relating to actual or potential compliance matters to the site contact.

| | | |
|--|---|---|
| Do you want to nominate a site contact?* | | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, provide details below |
| Title* | First Name* | Surname* |
| Email Address* | <input type="checkbox"/> Indicate if you want to receive correspondence via email | |
| Phone | | |

13. Nomination of application contact

An alternative contact nominated by the legal person which has submitted, or will in future submit, applications to be assessed by the department. All departmental correspondence relating to the assessment of applications will be directed to the application contact, however, if the application results in the issuing of a relevant authority, the relevant authority will be sent to the applicant.

| |
|-------------------|
| Name or Position* |
| Primary Phone* |
| Secondary Phone |
| Email Address* |

14. Applicant declaration

I declare that the information I have provided is true and correct. I understand that it is an offence under the *Environmental Protection Act 1994* to give information that I know is false, misleading or incomplete.

I will comply with all conditions on my environmental authority as well as any relevant provisions in the *Environmental Protection Act 1994*.

I understand that I am responsible for managing the environmental impacts of these activities, and that approval of this application is not an endorsement by the administering authority of the effectiveness of the management practices proposed or implemented.

| | |
|---|--|
| Applicant's full name* Gregory John Lott | Applicant's position* Owner, Portside Storage Pty Ltd |
| Applicant's signature*  | Date* 19/10/22022 |

Submit attachment, together with any additional information, with all relevant Development application Forms to the assessment manager for the development application.

Application form

Development application Form 1 - Application details—attachment for an application for an environmental authority

Attachment 1

Joint applicants and appointment of principal applicant

We are joint applicants for this environmental authority application and hereby appoint _____ as the principal applicant to receive statutory documents relating to this application.

| | |
|--|---|
| Name - individual or contact person if applicant is an organisation* | Suitable Operator Reference Number* |
| Organisation name, including trading name (*if an organisation) | ABN/ACN (*if an organisation) |
| Residential or registered business address (not a post office box)* | Phone* |
| Postal address (if same as above, state "AS ABOVE") * | Facsimile |
| Email* | <input type="checkbox"/> Indicate if you want to receive correspondence via email |
| Signature* | Date* |

| | |
|--|---|
| Name - individual or contact person if applicant is an organisation* | Suitable Operator Reference Number* |
| Organisation name including trading name (*if an organisation) | ABN/ACN (*if an organisation) |
| Residential or registered business address (not a post office box)* | Phone* |
| Postal address (if same as above, state "AS ABOVE")* | Facsimile |
| Email* | <input type="checkbox"/> Indicate if you want to receive correspondence via email |
| Signature* | Date* |

| | |
|--|---|
| Name - individual or contact person if applicant is an organisation* | Suitable Operator Reference Number* |
| Business name including trading name (*if an organisation) | ABN/ACN (*if an organisation) |
| Residential or registered business address (not a post office box)* | Phone* |
| Postal address (if same as above, state "AS ABOVE")* | Facsimile |
| Email* | <input type="checkbox"/> Indicate if you want to receive correspondence via email |
| Signature* | Date* |

Attachment 2

List of locations where the ERA(s) will be carried out.

Where there is more than one location list all locations and which ERA(s) will be conducted at each location.

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

| | | | | |
|----------------------------|--------------|---|-----------|--------|
| Number* | Street Name* | Suburb/Town* | Postcode* | ERA/s* |
| Real Property Description* | | Specific area within the location ie GPS or other descriptor (*if applicable e.g. dredging) | | |
| Lot | Plan | | | |

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

| | | | |
|----------------------------|-----------------|---------------------|------------------|
| Title Reference: | 50739343 | Search Date: | 28/01/2022 09:47 |
| Date Title Created: | 03/10/2008 | Request No: | 39966692 |
| Previous Title: | 40057188 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 46 CROWN PLAN DS438

Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 711962868 03/10/2008

PORTSIDE STORAGE PTY LTD A.C.N. 076 253 695

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40057188 (Lot 46 on CP DS438)
2. LEASE No 720125942 29/06/2020 at 11:24
IXOM OPERATIONS PTY LTD A.C.N. 600 546 512
OF LEASE A ON SP275146
TERM: 01/04/2020 TO 31/03/2025 OPTION NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

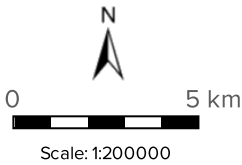
Locality Plan

Lot 46 DS438, Bajool Port Alma Road, Port Alma

23°14'27"S 150°21'44"E



23°14'27"S 150°57'41"E



Printed at: A3
Print date: 26/11/2022
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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23°39'56"S 150°21'44"E

23°39'56"S 150°57'41"E



Legend

 Subject Site

Locality Plan— Aerial View

Lot 46 DS438
Bajool Port Alma Road

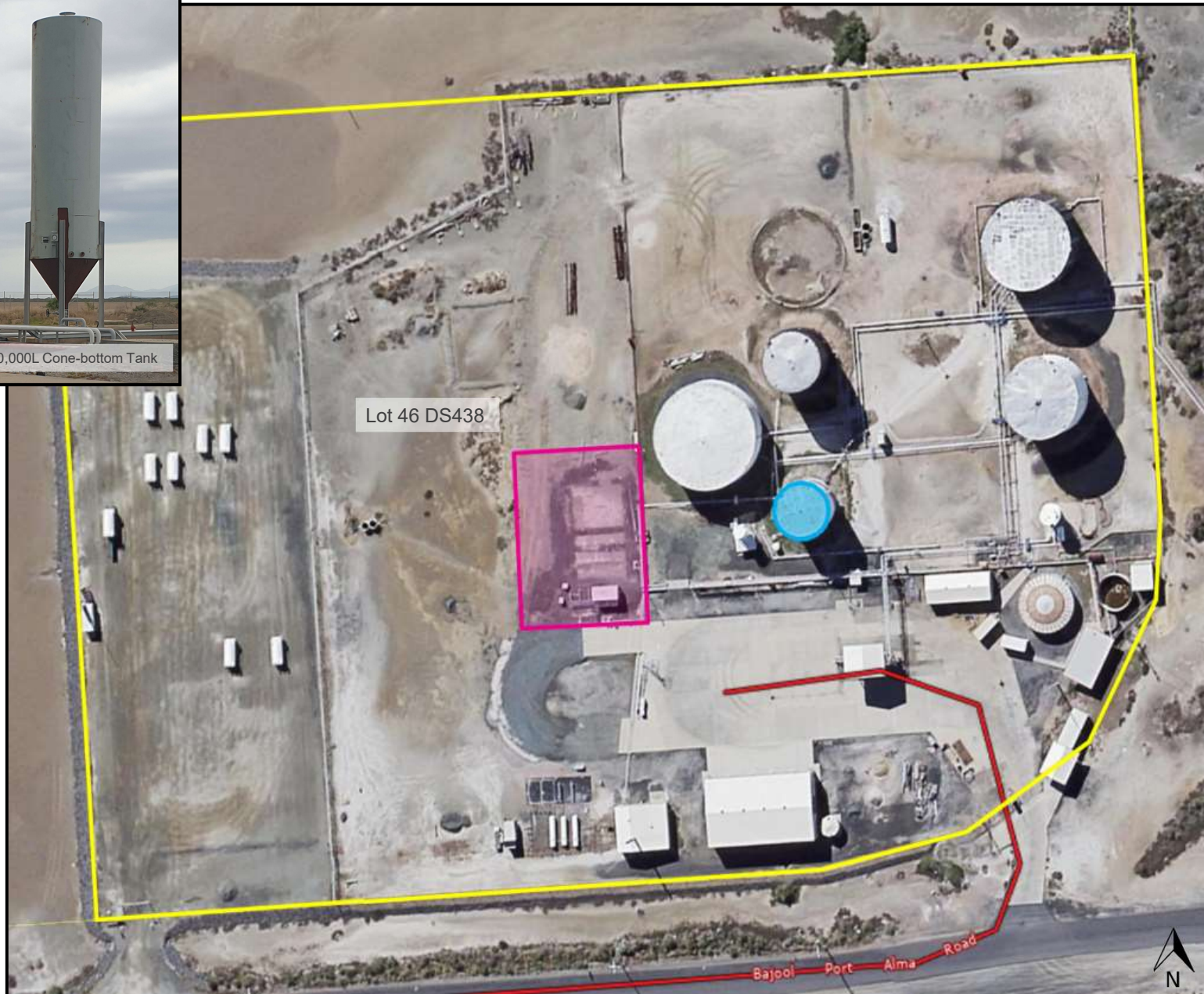
Material Change of Use for Utility
Installation and ERA 55

Project Ref No:

GTP 2162

Date:

Nov 2022



Legend

- Subject Site
- UCO Processing Area*
(Approx 42m x 28m)
- Existing Bulk Storage Tank**

SITE PLAN – AERIAL VIEW

Lot 46 DS438
Bajool Port Alma Road

Material Change of Use for Utility
Installation and ERA 55

Project Ref No:

GTP 2162

Date:

NOVEMBER 2022

*UCO processing area to accommodate two 60,000L Cone-bottom tanks

**Existing bulk storage tank to be re-used for UCO storage



Gladstone Ports Corporation

Growth, Prosperity, Community.

DECISION NOTICE – DA 2008/08

INTEGRATED PLANNING ACT 1997 S 3.5.15

| | |
|-----------------------------|---|
| Application: | Material Change of Use for Environmentally Relevant Activity (ERA) 7B - Chemical Storage |
| Applicant Name and address: | Portside Storage Pty Ltd PO BOX 5127 Central Queensland Mail Centre QLD 4702 |
| Owner: | Portside Storage Pty Ltd |
| Subject Land: | Lot 46 on DS437 |
| Location: | Bajool-Port Alma Road, Port Alma |
| Present Zoning | Strategic Port Land |
| Existing Use: | Tallow Storage |
| Proposed Use: | Biodiesel Storage |
| Area: | 4.5ha |
| Application Received: | 4 July 2008 |

This development application was assessed on: 20 February 2009

1. Details Of The Approval

Development Permit: Material Change of Use for Environmentally Relevant Activity (ERA)
7b – Chemical Storage

2. Assessment Manager's Conditions

- a) Gladstone Ports Corporations Health, Safety, Environment, and Security Manager is to be notified as soon as practicable after becoming aware of any release of contaminants not in accordance with any of the environmental conditions (including the Environmental Protection Agencies conditions) set out in this approval.
- b) Staff are to be familiar with the Gladstone Ports Corporation environmental policy, of which a copy is to be kept on site.
- c) Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any external storm water drainage system, roadside gutter or waters. To remove any doubt this condition does not apply to hosing, sweeping, etc of areas and oily materials that drain to an oily-water management system.

- d) The spillage of bulk products being loaded or unloaded, wastes, contaminants or other materials that are on Port infrastructure such as roads or wharves must be cleaned up as quickly as practicable. Such spillage must not be cleaned by hosing, sweeping or otherwise releasing such wastes, contaminants or materials to any storm water drainage system, roadside gutter or waters.
- e) Spill kits are to be located where any loading/unloading of fuel is to occur. All personnel involved with this activity are to be trained and competent in the proper use of these spill kits.
- f) All reasonable and practicable measures must be undertaken to prevent the spillage of bulk products from the ship loaders into harbour waters.
- g) Prior to any release, any storm water captured within the containment system must be free from contaminants or wastes that may cause environmental harm.
- h) Washing, degreasing, servicing or other maintenance of vehicles, plant, or other equipment must not occur on the licensed place in any area where resulting contaminants will or may be released to any external storm water drain, land or waters.
- i) All disposal of waste generated in carrying out the authority must be to a proper and appropriate facility that accepts that waste. Regulated waste, if removed from the site, must only be reprocessed, recycled, stored, incinerated or disposed at a licensed regulated waste facility.
- j) Prior to the shipment of any product associated with this licence the proponent is requested to consult with the Port Infrastructure Asset Manager, Owen Barton to ensure that appropriate wharf bunding has been implemented.
- k) The proponent must clear all pipes and equipment from the wharf deck when directed by GPC.
- l) The proponent must perform regular integrity tests on all operational pipe work in accordance with the Australian Standards. Records of these tests must be forwarded to GPC.
- m) The proponent must supply the Port with detailed plans in both hard and electronic format which illustrates all infrastructure on Port land which is associated with your site (i.e. pipelines, electrical route, etc.)
- n) As the subject site is located within an approved explosives limit at Port Alma, all activities undertaken by the proponent must be satisfactory to the Ports current and future operations, therefore the site will be subject to the requirements of the *Explosives Act 1999*, the *Explosives Regulations* and Australian Standard (AS) 3846 : Handling and transport of dangerous cargoes at port – 2005.

3. Referral Agency Conditions –

Environmental Protection Agency

The Decision Notice conditions of the Environmental Protection Agency acting as a Concurrence Agency are as per their letter dated 14 November 2008 attached to this notice.

Hazardous Industries and Chemicals Branch

The recommendations of the Hazardous Industries and Chemicals Branch acting as a Third Party Advice Agency are as per their letter dated 21 January 2009 attached to this notice.

4. The Approved Plans –

The approved plans and/or documents forming part of this decision notice are listed in the following table:

| Document Reference | Plan / Document Name | Date |
|--------------------|--|----------|
| Figure: 4 | Port Alma Terminal, Port Alma, Queensland | - |
| Ref: 080167-01 | Risk Contours for Portside Storage Facility over Lot 46 on DS438 | 09.09.08 |

Documentation forming part of the Decision Notice is as follows:

Portside Storage P/L *"Port Alma Terminal, Quality Assurance Manual"*, Site Based Management Plan, 27 November 2008.

5. When The Development Approval Takes Effect —

If the application is approved, or approved subject to conditions, the decision notice, or if a negotiated decision notice is given, the negotiated decision notice, is taken to be the development approval and has effect—

- (a) if there is no submitter and the applicant does not appeal the decision to the court, from the time—
 - (i) the decision notice is given; or
 - (ii) if a negotiated decision notice is given - the negotiated decision notice is given; or
- (b) if there is a submitter and the applicant does not appeal the decision to the court, the earlier of the following—
 - (i) when the submitter's appeal period ends;
 - (ii) the day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision; or
- (c) if an appeal is made to the court, subject to section 4.1.47(2) and the decision of the court under section 4.1.54— when the appeal is finally decided.

This approval will lapse unless –

- (i) for a material change of use, the use is substantially started within the relevant period stated in section 2 of this decision notice;
- (ii) for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 2 of this decision notice;
- (iii) for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 2 of this decision notice.

Note that in the case of a development approval for a material change of use for a reconfiguring a lot, if there is 1 or more subsequent related approvals the relevant period for the material change of use or reconfiguration will restart from the date of the related approval. Please refer to section 3.5.21 of IPA for further information.

Development may start when a development permit for the development takes effect (IPA s3.5.21).

6. The Relevant Period for the Approval

Under Section 3.5.21 of the Integrated Planning Act, this development approval lapses (expires) as follows:

Material Change of Use of Premises

If the first change of use under the approval does not happen within the following period (the relevant period): 4 (four) years starting the day the approval takes effect.

General

The relevant period begins when the approval takes effect. Before the relevant period lapses an applicant may apply to the Corporation to extend the relevant period as per Section 3.5.22 of the Integrated Planning Act 1997.

7. Other Necessary Development Permits

There are no other development permits that are necessary to allow the development to be carried out.

8. IDAS Referral Agencies (Concurrence and Advice Agencies)

The IDAS referral agencies applicable to this application are:

| Referral Trigger | Agency Name | Status | Address |
|---|---|--------------------|--|
| Material Change of use for an Environmentally Relevant Activity | Environmental Protection Agency | Concurrence | Ecoaccess Customer Service Unit PO Box 15155 CITY EAST QLD 4002 |
| Adjacent to Major Hazardous Facilities | Hazardous Industries and Chemicals Branch | Third Party Advice | Hazardous Industries and Chemicals Branch GPO Box 1425 BRISBANE QLD 4001 |

9. Appeal Rights

Attached is an extract from the Integrated Planning Act 1997 which details your appeal rights regarding this decision.

10. Further Information for Applicant


Port Alma is classified as a Hazardous Facility, due to the amount of Explosives that are handled at the terminal. As a result of the quantities of this cargo there are certain restrictions placed on the operational aspects of the terminal as set out in the relevant Legislation and Australian Standards.

The requirements for the handling of explosives, emphasises on ensuring that the minimum number of people are exposed to the risk of an explosive event. The advice provides a distance to be used based on the possible consequences of an event occurring. Note that

this event is a low probability if all safety mitigations are in place and effective (in those circumstances a low risk but high consequence event).

Therefore to ensure that there are appropriate mitigation measures and evacuation procedures in place to minimise the effect of an explosive incident, GPC is committed to engaging a qualified person to assess and make recommendations on the implementation of alternative safety measures for each port user. It should also be noted that the outcome of this risk assessment, may have an impact on certain aspects of your operations.

11. Assessment Manager Certification



Geoff White
Corporate Services Manager
20 February 2009

Enc: Appeal provisions

Cc: Referral Agencies



Our Ref: 09/000027

Department of
Employment and Industrial Relations

Ms Sarah Hunter
Planning Officer
Gladstone Ports Corporation Ltd
Port of Gladstone
PO Box 259
GLADSTONE QLD 4680

| Gladstone Ports Corporation | | | |
|--|---|---|---|
| 21 JAN 2009 | | | |
| A = Action / C = Circulate / I = Initial | | | |
| | A | C | I |
| CEO | | | |
| Commercial GM | | | |
| Corp Re & GM | | | |
| Port Plan & Dev GM | | | |
| Port Operations GM | | | |
| Project GM | | | |
| SARAH HUNTER | | | ✓ |
| F 408511 | | | |

Dear Ms Hunter

Re –Proposal for storing Biodiesel at Portside Storage Facility, Port Alma

Background

Hazardous Industries and Chemicals Branch (HICB), Department of Employment and Industrial Relations (DEIR), formerly known as Chemical Hazards and Emergency Management (CHEM) Services, has received and reviewed the following documents related to this proposal in emails received on 9 January 2009.

1. Port Alma Quality Assurance Manual.zip;
2. Letter to Portside storage.pdf;
3. Portside storage letter.pdf;
4. Portside Storage Letter + Attachments.zip;

Current Issues

HICB provides the following comment on the documents provided:

Compliance with standards

The documents indicate that bund capacity is equal to or greater than the capacity of the largest tank. AS 1940 – The storage and handling of flammable and combustible liquids section 5.8 indicates that bunding capacity should also include an allowance for 20 minutes of fire water. Discussion with the site manager, Greg Lot on 13 January 2009 indicates that this requirement will be met by the existing bund capacity.

Compliance with relevant standards has not been clearly stated however no other specific concerns are apparent. This may be adequately checked by local council at inspection.

Notification and Legislative requirements

For the volumes of materials intended to be stored, the facility is expected to meet the requirements for a large dangerous goods location under the Dangerous Goods Safety Management Act 2001. It is a requirement that large dangerous goods locations notify this department for tracking purposes. The relevant notification form (Form 1) can be found at the following web location.

<http://www.emergency.qld.gov.au/chem/forms/default.asp>

As a large dangerous goods location, there are specific responsibilities placed on the occupier and can be found in the Dangerous Goods Safety Management Act 2001, regulation, various guidance notes and other publications available at our website. <http://www.emergency.qld.gov.au/chem/publications/default.asp>. This should include providing a suitable safety management system, emergency response plan, markings and placarding.

Consequence and risk modelling

The proposal includes some consequence and risk modelling conducted by a consultant that seems to indicate large risk and consequence zones that extend as far as the port. HICB was concerned that these marked consequence zones appear larger than expected and HICB has discussed the hazards and techniques used for modelling consequences with both the consultant and the site manager. These discussions have confirmed that the event modelled is appropriate, being for the unlikely scenario of a full tank rupture that fills the large site bund and then catches fire. However, HICB consequence modelling indicates that the heat radiation at 4.7kW/m² is much less extensive and will likely not effect any neighbouring structures.

The risk contours provided have no clear basis and are likely to be much closer to the site boundaries that represented in the proposal. Despite this information, HICB considers that the development is likely to fulfil the risk criteria for land use safety planning defined in Hazardous Industry Planning Advisory Paper No.4.

DME Consultation

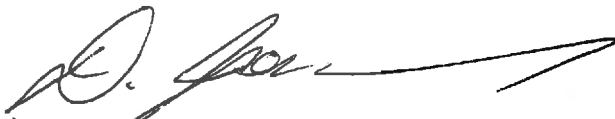
HICB has not considered the consequences or risk of an explosion of materials at the port. HICB recommends that the Port Authority consult with the Department of Mines and Energy, Explosives Inspectorate for assistance in regard to this.

Recommendations

HICB considers that the proposed development is likely to satisfy the risk criteria for land use safety planning. If the application is approved, HICB recommends that this advice be provided to the proponent to assist in fulfilling their legislative requirements.

Should further information be required or you wish to discuss any issues associated with this project, please contact me on telephone number 3247 8213 and I will be pleased to assist.

Yours sincerely



DAVID JONES
Senior Safety Advisor (Major Hazards)
Hazardous Industries and Chemicals Branch
Workplace Health and Safety Queensland
16/1/2009

PORTSIDE STORAGE P/L

PORT ALMA TERMINAL

Quality Assurance Manual

International Standards Organisation Format

Environmental Protection Agency

Site Based
Management Plan

APPROVED

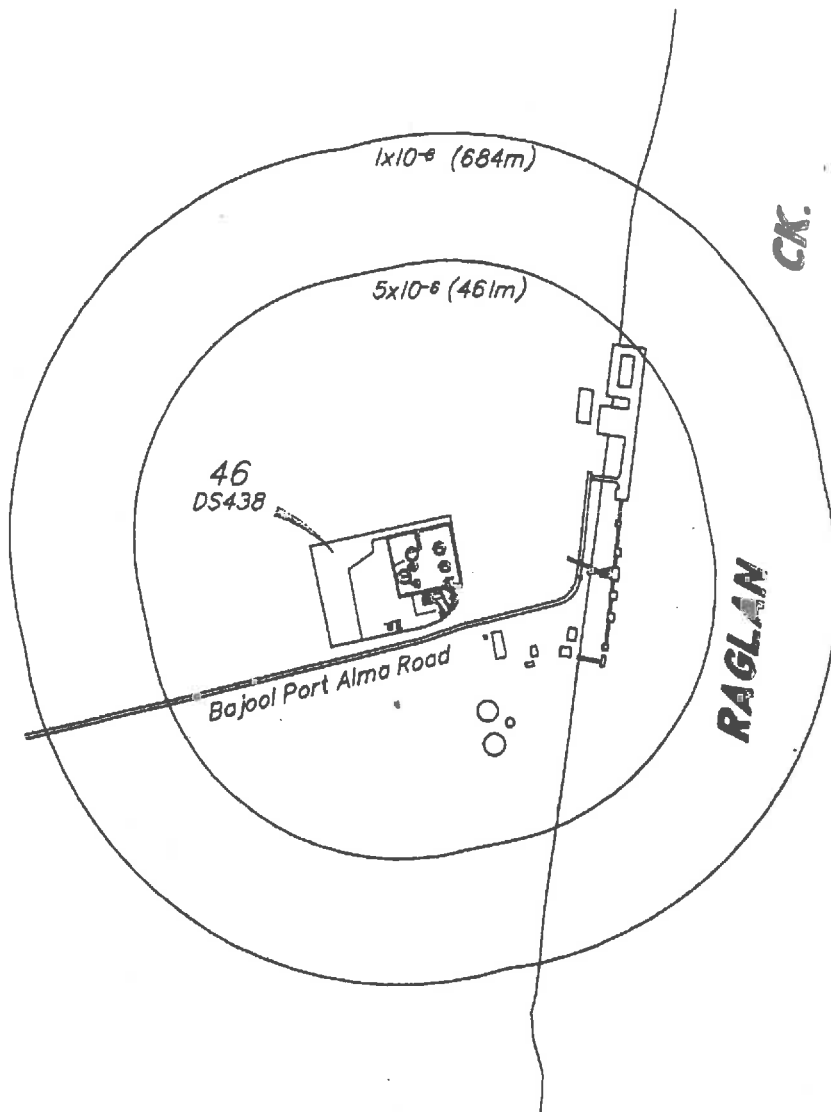


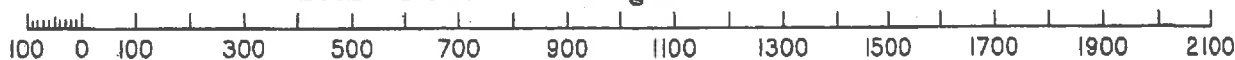
Table of Risk Criteria, New Plants

| | |
|--|-------------------------------|
| Fatality risk to Sensitive uses, hospitals, schools, aged care. | 0.5x10 ⁻⁶ per year |
| Fatality risk to residential and hotels. | 1.0x10 ⁻⁶ per year |
| Fatality risk to commercial areas, offices, retail centres, warehouses. | 5.0x10 ⁻⁶ per year |
| Fatality risk to sporting complexes & active open spaces. | 10x10 ⁻⁶ per year |
| Fatality risk to be contained within the boundary of an industrial site. | 50x10 ⁻⁶ per year |
| Propagation due to fire - exceed radiant heat levels of 23 kW/m ² . | 50x10 ⁻⁶ per year |

Taken from Department of Urban Affairs & Planning (NSW) Hazardous Industry Planning Advisory Paper No 4 - Risk Criteria for Land Use Safety Planning

Note: The 5x10⁻⁶ contour is based on the 10kW/m² isotherm, with the contour calculation based on data from the US EPA's "OSWERHCHAP Handbook of Chemical Hazard Analysis Procedures". The 1x10⁻⁶ contour is based on the 5kW/m² isotherm which was modelled using data from the US EPA's "Risk Management Program Guidance for Offsite Consequence Analysis", (1999). No contour has been calculated for the 23kW/m² isotherm due to the dynamics of large pool fires restricting oxygen availability for combustion therefore limiting surface emissive power to 20kW/m² (Shewring, D.2008). However if there is a tank top fire on either tank 1 or 5 a surface emissive power of 35kW/m² could occur. By using the view factor model an 23kW/m² isotherm of 3 to 5 metres from the tanks could be created. However there would be a small increase in the probability of a fatality, but not of the scale to warrant a 10x10⁻⁶ risk contour. Statistical Data for the Risk Contours was taken from a report prepared by Lake & Novo which examined the probability of pool fires involving Bio Diesel in bulk storage facility. Lake and Novo findings were supported by data from the Office of the Australian Safety and Compensation Council.

Scale 1:14000 - Lengths are in Metres.



Plan of:

Risk Contours for Portside Storage Facility
over Lot 46 on plan DS438

Prepared by:-

Arron Norman Setnik, Environmental Science Undergraduate (COU)
and

Sital S.H.P. Govind BMS with Distinction (COU)

Note:- This plan was prepared to accompany an application to the Central Queensland Ports Authority and should not be used for any other purpose. The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40 124 780 445

PO Box 379 Gracemere QLD 4702

120 William St Rockhampton QLD 4702

PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

APPROVED

1:14000

| | |
|------------------------|--------------------------|
| Drawn SETNIK | Parish CASUARINA |
| Date 9-09-08 | County: Deas Thompson |
| AutoCad Scale 1:500 | Ref: 080167-01 |



| | | | |
|-------------|-----|----|------|
| 2008 | | | |
| 10 NOV 2008 | | | |
| FC | TA | OS | CRGM |
| PRO | ERS | | |
| 394414 | | | |

Notice Environmental Operations

Notice of Decision – Concurrence Agency Response

This notice is issued by the Environmental Protection Agency pursuant to section 3.3.16 and Section 3.3.18 of the *Integrated Planning Act 1997* to advise of a decision or action.

Geoff White
Gladstone Ports Corporation
PO Box 259 Gladstone QLD 4680

Cc:
Greg Lott
28 Brookside Avenue
North Rockhampton QLD 4701

Your reference:

Our reference: ROK4319

Attention: Corporate Services Manager, Geoff White

Re: Application for Material Change of Use for ERA 7B

The EPA has assessed the application received on 14 October 2008 and wishes to advise you of the following decision(s):

| Activity (Referral trigger) | Approval type | Decision | EPA Approval Number |
|--|----------------------|----------|---------------------|
| Material Change of Use for Environmentally Relevant Activity 7(b) - Chemical Storage select select | Development Approval | Granted | IPCE01232708 |
| | | | |

A corresponding Concurrence Agency Response is attached for each assessable development type that includes any stated conditions applying to an approval or gives the basis for refusing an application. Please retain this documentation for your records.

Please note that it is a requirement under Section 3.5.15 of the *Integrated Planning Act 1997* that a copy of the final Decision Notice (which includes the Agency's concurrence conditions) for this application issued by Gladstone Ports Corporation, be forwarded to each referral agency.

Concurrence Agency Response

Section 3.3.18 Integrated Planning Act 1997

EPA Permit¹ number: IPCE01232708

| | |
|--|---|
| EPA Permit¹ number: | IPCE01232708 |
| Assessment Manager reference: | |
| Date application received by EPA: | 14-OCT-2008 |
| Permit¹ Type: | Concurrence Response for a MCU involving an ERA |
| Date of Decision: | 12-NOV-2008 |
| Decision: | decided that conditions must be attached to any development approval. |
| Relevant Laws and Policies: | <i>Environmental Protection Act 1994</i> and any subordinate legislation |
| Jurisdiction: | Item 1 in Table 2 of Schedule 2 of the <i>Integrated Planning Regulation 1998</i> |

Development Description

| Property | Lot/Plan | Aspect of Development |
|-------------------------------|-------------------|---|
| Port Alma, BAJOOL QLD 4699 | Lot 46 Plan DS438 | ERA 7(b) Chemical storage - storing chemicals (other than crude oil, natural gas and petroleum products), including ozone depleting substances, gases, dangerous goods under the dangerous goods code in containers having a design storage volume of more than 1 000 m3. |

Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the Integrated Planning Act 1997 and section 27B of the Acts Interpretation Act 1954, the reasons for the inclusion of development conditions are:

- 1) The Environmental Protection Agency is a concurrence agency under the Integrated Planning Regulation 1998 for the purposes of the Environmental Protection Act 1994.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

EPA Permit number: IPCE01232708

2) Any development conditions placed on this permit¹ for an environmentally relevant activity are in accordance with section 73B of the Environmental Protection Act 1994.

Additional comments or advice about the application

N/A

Additional information for applicants

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 Environmental Protection Agency.

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.



Don Arnold
Delegate
Environmental Protection Agency
12-NOV-2008

CONDITIONS OF APPROVAL

Schedule A – Activity

(A1-1) Prevent and/or minimise likelihood of environmental harm.

In carrying out an ERA to which this approval relates, all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.

(A2-1) Maintenance Of Measures, Plant and Equipment.

The operator of an ERA to which this approval relates must:

- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and
- (b) maintain such measures, plant and equipment in a proper and efficient condition; and
- (c) operate such measures, plant and equipment in a proper and efficient manner.

(A3-1) Site Based Management Plan.

From commencement of an ERA to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out.

The SBMP must address the following matters:

- (a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals.
- (b) Identification of environmental issues and potential impacts.
- (c) Control measures for routine operations to minimise likelihood of environmental harm.
- (d) Contingency plans and emergency procedures for non-routine situations.
- (e) Organisational structure and responsibility.
- (f) Effective communication.
- (g) Monitoring of contaminant releases.
- (h) Conducting environmental impact assessments.
- (i) Staff training.
- (j) Record keeping.
- (k) Periodic review of environmental performance and continual improvement.

(A4-1) The site based management plan must not be implemented or amended in a way that contravenes any condition of this approval.

END OF CONDITIONS FOR SCHEDULE A

Schedule B - Air

(B1-1) 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.

EPA Permit number: IPCE01232708

(B2-1) Dust Nuisance.

The release of dust and/or particulate matter resulting from the ERA must not cause an environmental nuisance at any nuisance sensitive or commercial place.

END OF CONDITIONS FOR SCHEDULE B

Schedule C - Water

(C1-1) Contaminants other than settled/treated stormwater runoff waters must not be released from the site to surface waters or the bed or banks of surface waters.

(C2-1) Stormwater Management.

There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

END OF CONDITIONS FOR SCHEDULE C

Schedule D - Noise

(D1-1) Noise Nuisance.

Noise from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

END OF CONDITIONS FOR SCHEDULE D

Schedule E - Waste

(E1-1) Regulated waste is not permitted to be released from any vehicle or any container transported by that vehicle other than at a proper and appropriate place that can lawfully accept such waste.

END OF CONDITIONS FOR SCHEDULE E

Schedule F - Land

(F1-1) Preventing Contaminant Release To Land.

Contaminants must not be released to land.

(F2-1) Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.
NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.

EPA Permit number: IPCE01232708

END OF CONDITIONS FOR SCHEDULE F

Schedule G - General

(G1-1) Notification.

Telephone the EPA's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.

END OF CONDITIONS FOR SCHEDULE G

Schedule H - Social

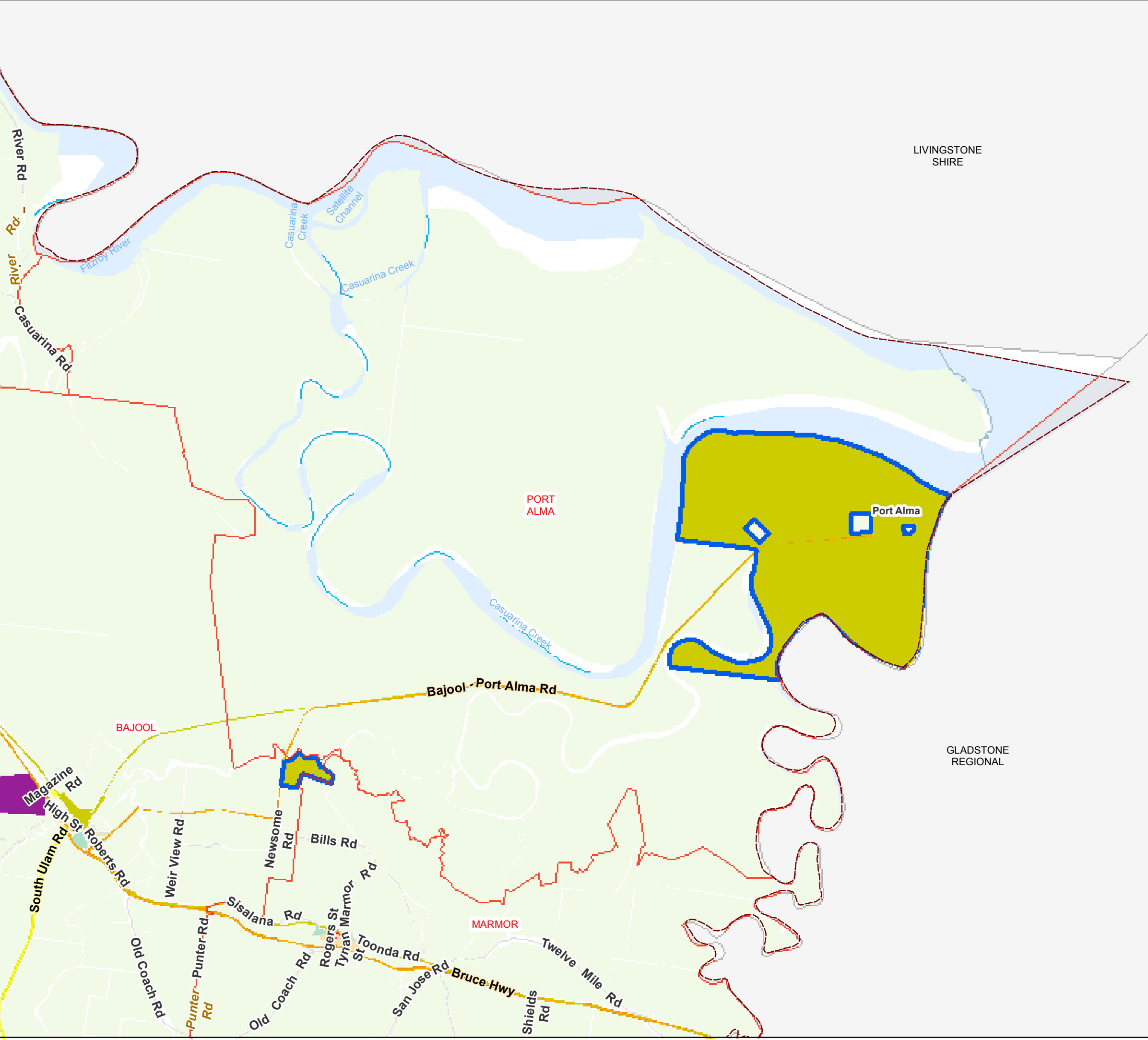
(H1-1) Complaint Response.

The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request:

- a) Time, date, name and contact details of the complainant;
- b) reasons for the complaint;
- c) any investigations undertaken;
- d) conclusions formed; and
- e) any actions taken.

END OF CONDITIONS FOR SCHEDULE H

END OF CONDITIONS



Legend

Land Use Zones

- Low density residential
- Low-medium density residential
- High density residential
- Principal centre
- Major centre
- District centre
- Local centre
- Neighbourhood centre
- Sport and recreation
- Open space
- Environmental management and conservation
- Low impact industry
- Medium impact industry
- High impact industry
- Special industry
- Waterfront and marine industry
- Community facilities
- Emerging community
- Limited development (constrained land)
- Rural
- Rural residential
- Special purpose
- Specialised centre
- Township
- Priority Development Area
- Strategic Port Land
- Sub-Precincts
- Precincts
- Locality Boundaries

GRGSP = Gladstone Road and George Street Precinct
MSP = Musgrave Street Precinct
RAP = Rockhampton Airport Precinct
Source: RRC, 2019.

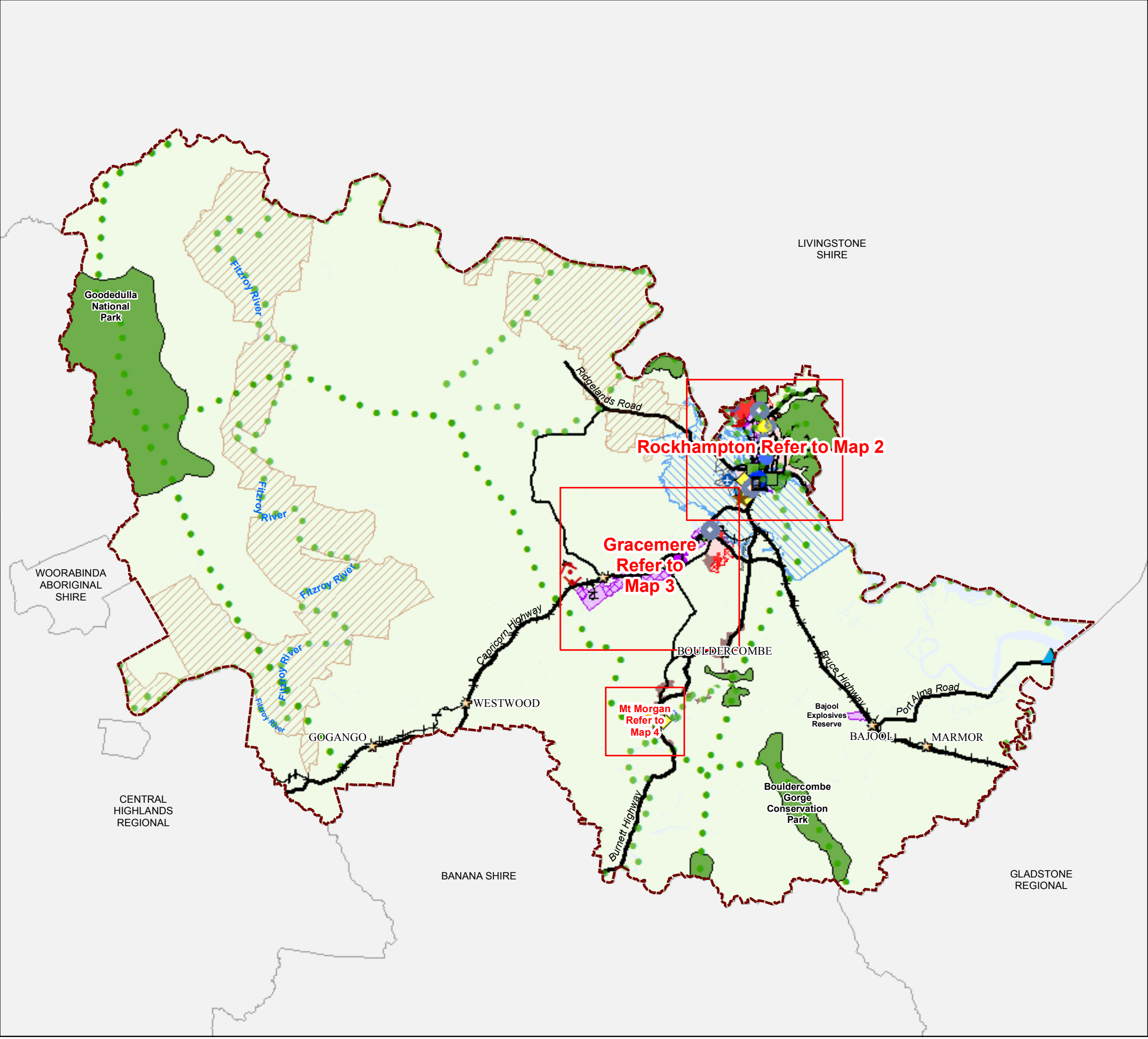
Approx Scale @A3 1:95,000

0 1,400 2,800 5,600 Metres

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Map ZM-43
PORT ALMA
Rockhampton Regional Council
Planning Scheme
Zone and Precinct Map

Feb 2019



Legend

- Council Boundary
- Townships
- Cropping and Intensive Horticulture Precinct
- Strategic Port Land
- Railway Network
- Main Roads
- Collector Roads
- Water Body and Waterways
- Fitzroy River Flood Study Inundation Area
- Natural Corridor or Link
- Nature Conservation and Open Space
- Industrial Area
- Rural Residential
- Rural Area

Approx Scale @A3 1:445,000

0 7,000 14,000 28,000 Metres

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PORT ALMA LOCALITY

LEGEND

Strategic Port Land.....

Map 11



Imagery Date: 20 June 2011

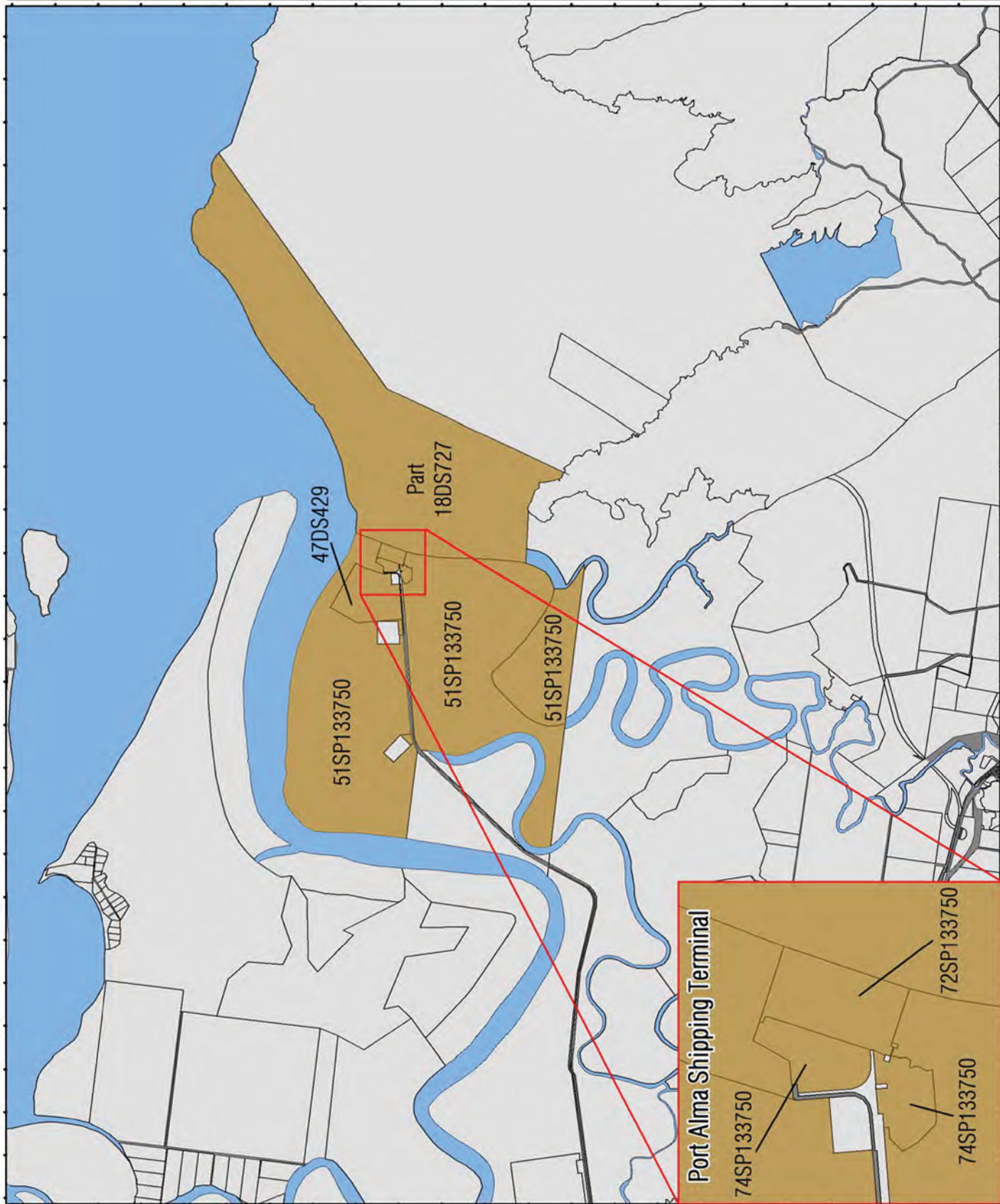
Projection: GDA 1994 - MGA Zone 56



5 kilometres

GPC110020

QUEENSLAND 1: 125 000



PORT ALMA LAND USE PRECINCTS

LEGEND

- Port Industry
- Wharves (Offshore)
- Port Operations Support

Map 11a



Imagery Date: 20 June 2011

Projection: GDA 1994 - MGA Zone 56



Gladstone Ports Corporation
Growth. Prosperity. Community.

GPC110020

10 kilometres

QUEENSLAND 1: 80 000

Port Alma Shipping Terminal

State Assessment and Referral Agency

Date: 21/12/2021



Queensland Government

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Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - high storm tide inundation area

Water resource planning area boundaries

Matters of Interest by Lot Plan

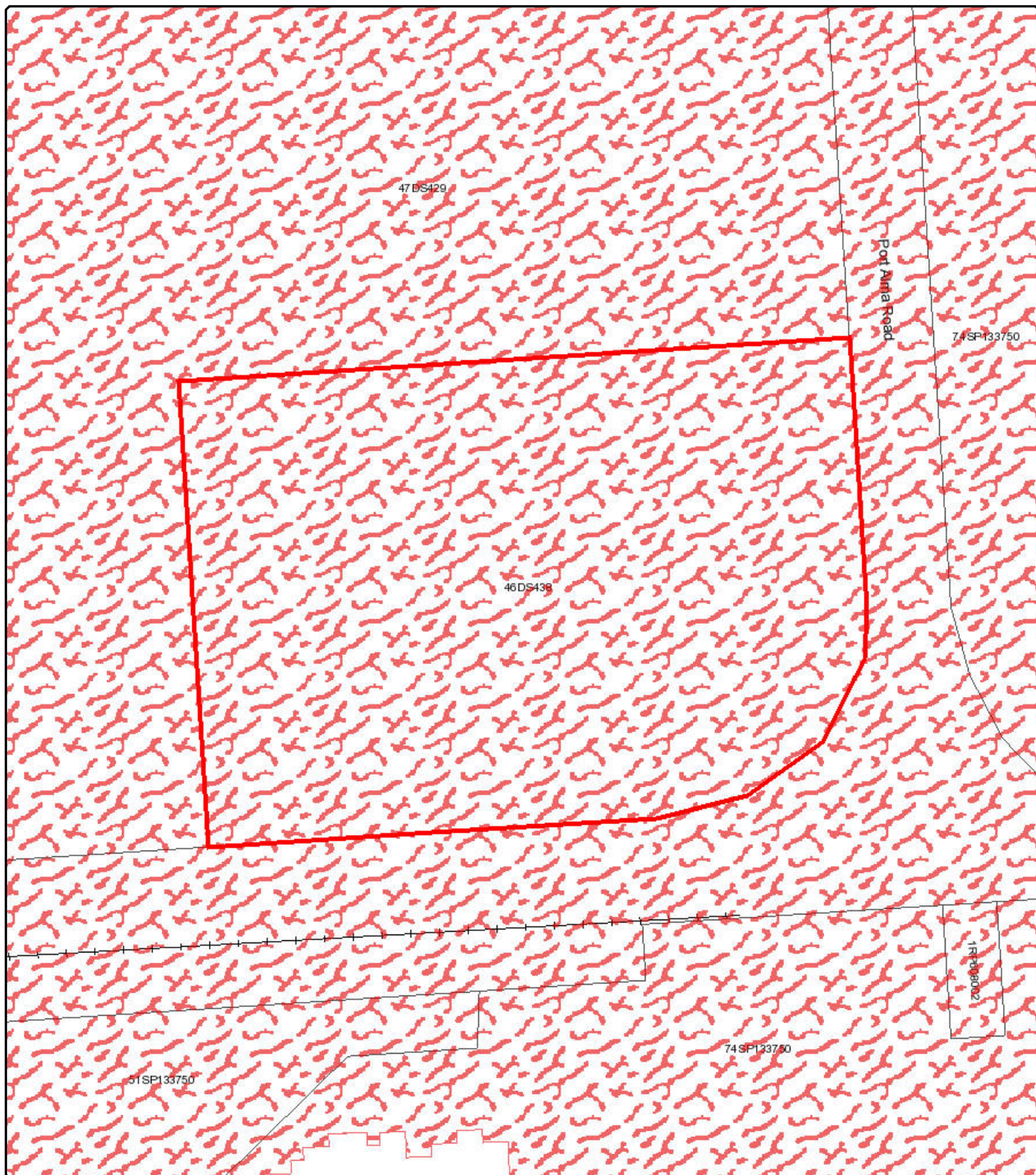
Lot Plan: 46DS438 (Area: 45856 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - high storm tide inundation area

Water resource planning area boundaries



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Coastal area - high storm tide inundation area

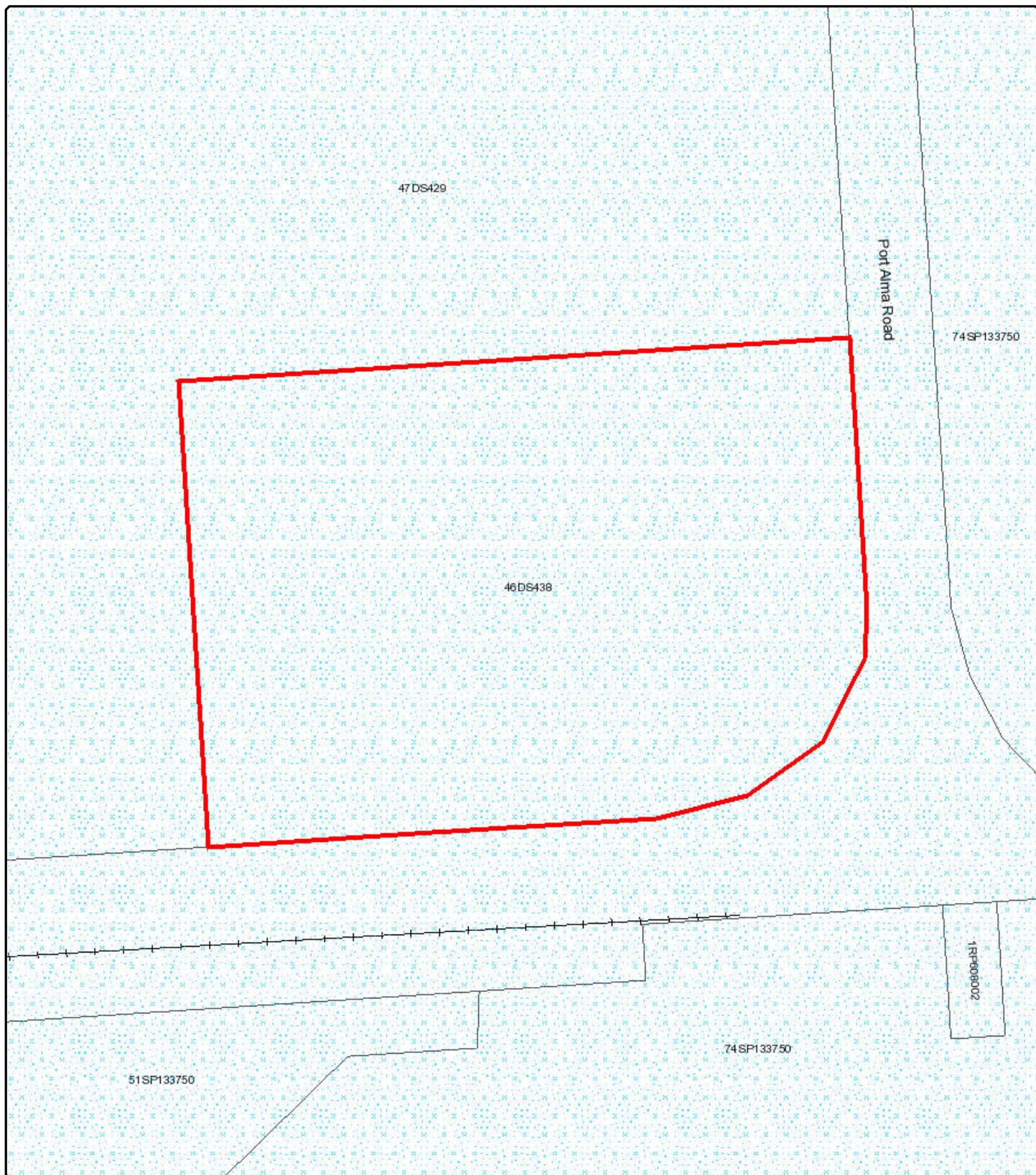


Coastal area - high storm tide inundation area

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Metres

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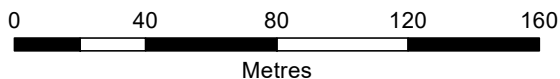
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Water resource planning area boundaries



Water resource planning area boundaries



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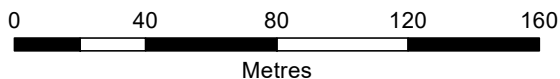
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Coastal management district

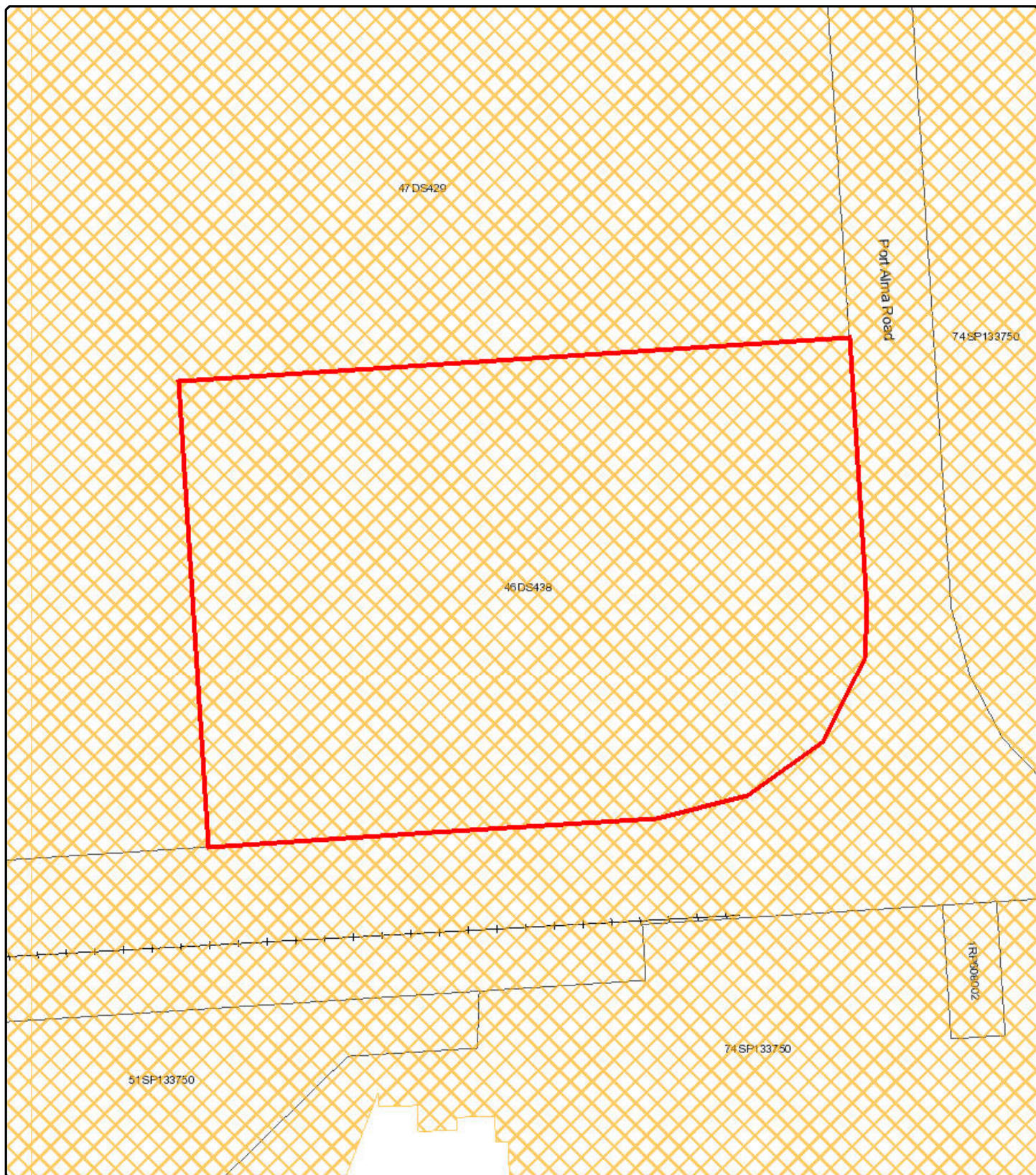


Coastal management district



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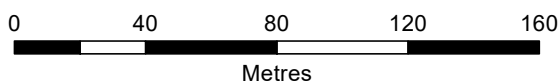


Legend

Coastal area - erosion prone area



Coastal area - erosion prone area



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Greg Lott
Environmental Authority and Development Approval Application
Used Cooking Oil Processing Facility
Environmental Report



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STEER
ENVIRONMENTAL CONSULTING

**Greg Lott- Application for an
Environmental Authority and Development
Approval for a Waste Reprocessing Facility
at Port Alma QLD**

Environmentally Relevant Activity 55 –
Other Waste Reprocessing or Treatment

Applicant Name: Greg Lott
AR #:
Project #:
EA Application #:
Existing EA Permit #: EPPR00426913

Report Prepared by: STEER Environmental Consulting




18 October 2022

Document Status

Report Type: Environmental report – DA/EA Application

Project: Application for Environmental Authority and Development Approval for waste reprocessing activity at Portside Storage Pty Ltd, Port Alma QLD

Client: Greg Lott

| Document Version | Date | Author | Checked | Approved |
|------------------|------------|---|--|---|
| Final | 18.10.2022 | Glenn Druery | Phil Steer | Phil Steer |
| Signed | |  |  |  |

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Table of Contents

| | |
|--|----|
| Document Status..... | 1 |
| 1 Abbreviations..... | 5 |
| 2 Executive Summary | 6 |
| 3 Purpose and structure of this report..... | 7 |
| 3.1 Environmental Authority | 7 |
| 4 Background..... | 9 |
| 4.1 Existing operation | 9 |
| 4.2 Site Location | 10 |
| 4.3 Surrounding Area..... | 12 |
| 4.4 Rehabilitation upon cessation of activity | 13 |
| 5 Environmentally Relevant Activities..... | 15 |
| 5.1 Waste reprocessing ERA..... | 15 |
| 5.2 Benefits of biodiesel | 15 |
| 5.3 Intended process | 16 |
| 5.4 Registered Suitable Operator | 18 |
| 6 Assessment of Possible Impacts on Environmental Values and Mitigation Measures | 19 |
| 6.1 Air | 19 |
| 6.1.1 Environmental management objectives..... | 19 |
| 6.1.2 Environmental values for the air environment (Air)..... | 20 |
| 6.1.3 Management of potential impacts | 20 |
| 6.1.4 Summary of analysis of potential impact from dust and odour, and provisions to protect the environmental values of air | 25 |
| 6.2 Noise..... | 25 |
| 6.2.1 Environmental management objectives..... | 25 |
| 6.2.2 Environmental values for the acoustic environment (Noise) | 26 |
| 6.2.3 Management of potential impacts | 26 |
| 6.2.4 Summary of analysis of potential impact from noise on the acoustic environmental values | 27 |
| 6.3 Water..... | 28 |
| 6.3.1 Surface water | 28 |
| 6.3.2 Groundwater..... | 32 |
| 6.3.3 Wetlands | 34 |

| | | |
|-------|--|----|
| 6.3.4 | Summary of analysis of potential impact of the proposed activity on surface water, groundwater and wetlands, and provisions to protect the environmental values of the aquatic environment | 38 |
| 6.4 | Land | 38 |
| 6.4.1 | Environmental management objectives..... | 38 |
| 6.4.2 | Environmental values for the land environment..... | 39 |
| 6.4.3 | Management of potential impacts | 42 |
| 6.4.4 | Summary of analysis of potential impact of the proposed activity on land, and provisions to protect the environmental values of the land environment | 43 |
| 6.5 | Waste..... | 43 |
| 6.5.1 | Environmental management objectives..... | 43 |
| 6.5.2 | Management of potential impacts from waste..... | 44 |
| 6.5.3 | Summary of analysis of waste management and potential impact on environmental values | 44 |
| 6.6 | Matters of State Environmental Significance | 44 |
| 7 | State Development Assessment Provisions | 45 |
| 8 | Environmental Management Procedures | 46 |
| 9 | Conclusion | 47 |
| 10 | Appendices | 48 |
| | Appendix A – SARA Pre-lodgement Advice – Portside Storage Pty Ltd – 17 August 2022 | 48 |
| | Appendix B –BoM Wind Roses – Rockhampton Aero Station (9:00 AM and 3:00 PM)..... | 57 |
| | Appendix C – Wildnet Records – Conservation Significant Species List Report, 19 September 2022. 60 | |
| | Appendix D – Matters of State Environmental Significance Report, generated 19 September 2022 65 | |
| | Appendix E – SDAP Responses..... | 86 |

1 Abbreviations

| | |
|--------------------------|---|
| • BoM | - Bureau of Meteorology |
| • DA | - Development Approval |
| • DES | - Department of Environment and Science |
| • DSDILGP | - Department of State Development, Infrastructure, Local Government and Planning |
| • EA | - Environmental Authority |
| • EP Act | - <i>Environmental Protection Act 1994</i> |
| • EP Regulation | - Environmental Protection Regulation 2019 |
| • EPP Air | - Environmental Protection (Air) Policy 2019 |
| • EPP Noise | - Environmental Protection (Noise) Policy 2019 |
| • EPP Water | - Environmental Protection (Water and Wetland Biodiversity) Policy 2019 |
| • ERA | - Environmentally Relevant Activity |
| • EV | - Environmental Value |
| • EoWC | - End of Waste Code |
| • Fitzroy River EVs/WQOs | - Environmental Protection (Water) Policy 2009 Fitzroy River Sub-basin Environmental Values and Water Quality Objectives Basin No. 130 (part), including all waters of the Fitzroy River Sub-basin, September 2011 |
| • GPCl | - Gladstone Ports Corporation Limited |
| • LPG | - Liquid Petroleum Gas |
| • MCU | - Material Change of Use |
| • MSES | - Matters of State Environmental Significance |
| • Portside Storage | - Portside Storage Pty Ltd |
| • RRC | - Rockhampton Regional Council |
| • RSO | - Registered Suitable Operator |
| • SARA | - State Assessment and Referral Agency |
| • SDAP | - State Development Assessment Provisions |
| • STEER EC | - STEER Environmental Consulting |
| • UCO | - Used Cooking Oil |
| • US | - United States |
| • WRR Act | - <i>Waste Reduction and Recycling Act 2011</i> |
| • WQO | - Water Quality Objective |

2 Executive Summary

This environmental report has been prepared to support an application for an environmental authority (EA) and development approval (DA) for Mr Greg Lott, owner and operator of Portside Storage Pty Ltd (Portside Storage), to conduct a waste management environmentally relevant activity (ERA) at Port Alma. Portside Storage operates a bulk liquid storage facility adjacent to the Port of Rockhampton, Port Alma Terminal and has up until now handled bulk quantities of new products that arrive through the adjacent port terminal or via road.

Portside Storage plans to accept used cooking oil (UCO) on site, undertake basic processing to remove contaminants, and then despatch it as a resource either overseas or domestically to customers that will then use it to manufacture biodiesel. There are presently no entities processing UCO in central Queensland, and Portside Storage has the ideal facility and location for doing so. Some new infrastructure will be installed to process UCO, however existing infrastructure will be utilised to store the processed UCO.

This environmental report considers all likely environmental impacts that the waste processing ERA may have on the identified environmental values (EVs) in the receiving environment and provides mitigation measures where required. The report will also assist Rockhampton Regional Council (RRC) to properly assess the material change of use (MCU) application from the perspective of environmental management.

All environmental impacts (and risks of impacts) the proposed activity presents can be mitigated to an acceptable level of impact.

3 Purpose and structure of this report

STEER Environmental Consulting (STEER EC) has been commissioned by Mr Greg Lott, owner of Portside Storage Pty Ltd (Portside Storage) to prepare an environmental report to support an application for relevant approvals to undertake a waste reprocessing environmentally relevant activity (ERA) at the company's bulk liquid storage facility at Port Alma, between Rockhampton and Gladstone.

This report considers the proposed waste reprocessing ERA in terms of potential impact on the receiving environment, and the necessary environmental management requirements to prevent and/or minimise potential impact. This report addresses the assessment requirements of the *Environmental Protection Act 1994* (EP Act) and subordinate legislation by identifying potential impacts from the proposed activity on the environment, and where necessary, proposes appropriate mitigation strategies to prevent or minimise potential impacts.

This report has been structured to serve three purposes:

- Provide supporting information for an environmental authority (EA) application to the Department of Environment and Science (DES) to conduct the following ERA:
 - *ERA 55 – Other waste reprocessing or treatment*
- Provide supporting environmental management information for development approval (DA) application for a material change of use (MCU) for a non-devolved ERA to the State Assessment and Referral Agency (SARA) within the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) for the waste reprocessing ERA (a concurrence ERA).
- Provide supporting environmental management information for a MCU application for a non-devolved ERA to Rockhampton Regional Council (RRC).

Effectively, this report combines three separate reports into a single document. This will allow DES, DSDILGP and RRC to understand the proposal to accept and process used cooking oil (UCO) into a resource, while each focusing upon their respective areas of assessment.

3.1 Environmental Authority

Prior to issuing an EA, DES must ensure the decision to issue the EA is made in accordance with the regulatory requirements for environmental management decisions as prescribed in the Environmental Protection Regulation 2019 (EP Regulation). This report discusses the waste management ERA in terms of the environmental management objectives for the major environmental management subject areas described in the EP Regulation, which are *air, noise, water (including groundwater and wetlands), land and waste*.

Specifically, this report addresses the following in relation to the requirements of Queensland's environmental legislation:

- The criteria and environmental management objectives prescribed in Schedule 8, Part 3, Division 1 of the EP Regulation.
- Identification of environmental values (EVs) in the receiving environment.
- Assessment of the likely impact on EVs identified in the receiving environment.
- Where necessary, present appropriate mitigation measures to prevent or minimise potential impacts on environmental values in the receiving environment.

The assessment of the likely impact on identified EVs and consideration of the environmental objectives and responses addressing the performance outcomes prescribed in Schedule 8, Part 3, Division 1 of the EP Regulation are presented within each major environmental management subject area.

4 Background

4.1 Existing operation

Portside Storage operates a bulk liquids storage facility on Lot 46 Plan DS438 on Port Alma Road at Port Alma 4699 (Figure 1). The facility is approved to handle and store bulk materials and chemicals under EA EPPR00426913. The specific materials accepted and stored at the facility vary over time dependent upon current demands and contractual arrangements. For instance, Portside Storage currently handles and stores palm oil unloaded from ships at the adjacent Port Alma facility before transferring it into road tankers which then distribute it via road. The facility also handles and stores tallow manufactured at a meat processing facility in Rockhampton before transferring it to ships in bulk quantities at the adjacent port. Portside Storage has transfer pipelines between its facility and the adjacent load out points at Port Alma. In the past the facility has received and stored various combustibles and flammables such as diesel, biodiesel and unleaded petroleum under the EA, however none of those materials are presently stored on site.



Figure 1. The location of the Port of Rockhampton (shown by the orange circle), in relation to Rockhampton to the northwest, and Gladstone to the southeast. The blue hatching indicates the jurisdiction of Gladstone Ports Corporation.

4.2 Site Location

Portside Storage's facility was established adjacent to the Port of Rockhampton, Port Alma Terminal to receive and despatch bulk materials (Figure 2). The Port Alma Terminal is situated on the southern aspect of the Fitzroy River delta approximately 62 km east of the city of Rockhampton (Figure 3). Most of the land surrounding this deep water port is zoned strategic port land, however the freehold land parcel occupied by Portside Storage is zoned rural in the RRC Planning Scheme. The subject land, Lot 36 on DS438 occupies an area of 4.58 hectares having a perimeter of 850 m (Figure 5).

The Port of Rockhampton, Port Alma Terminal is managed by Gladstone Ports Corporation Limited (GPCL), which is a government-owned corporation responsible for the import of raw material and export of products produced by large industry in central Queensland. GPCL also manages and operates the Port of Gladstone and the Port of Bundaberg.



Figure 2. Portside Storage (circled yellow) in relation to the adjacent Port of Rockhampton. A ship is evident in the forefront docked at wharf [Source: GPCL].



Figure 3. Port of Rockhampton, Port Alma Terminal in relation to the Fitzroy River Delta. Lot 46 DS438 occupied by Portside Storage is shown as a yellow polygon at the terminus of Port Alma Road.

The Port of Rockhampton, Port Alma Terminal has been used to export bulk sea salt mined nearby, although this cargo usually leaves via road transport now. Port Alma is still routinely used to receive large quantities of explosives, and ingredients such as ammonium nitrate used in explosives manufacturing which occurs at the Bajool Explosives Reserve on the Bruce Highway approximately 26 km away. The explosives and ingredients to manufacture such that arrive through the Port Alma Terminal are typically used in the mining industry in central Queensland.

The only sealed road access to the Port Alma Terminal is via Bajool-Port Alma Road from Bajool, which is also a HAZMAT Class 1 explosive freight and ammonium nitrate route according to the Department of Transport and Main Roads. Goods entering or leaving the Port Alma Terminal were also previously transported via rail, however the rail line was removed in the latter half of last century.

Pipelines between Portside Storage and Port Alma Terminal allow the transfer of bulk materials such as tallow or fuel either from or onto ships berthed at the wharf.

4.3 Surrounding Area

Portside Storage is located at the end of Bajool-Port Alma Road, adjacent to the Port Alma Terminal. The location is quite isolated and limited in terms of development that has occurred. The land on and surrounding the facility consists of extensive salt/mud flats abutting the large estuarine systems that include the Fitzroy River, Casuarina and Raglan creeks and The Narrows (the estuary that separates Curtis Island from the mainland). Two salt harvesting facilities have been established on Port Alma Road and use solar salt farming techniques to evaporate seawater before harvesting and processing for use in a range of applications from home cooking, chemical manufacturing, and agricultural supplements (Figure 4).



Figure 4. Portside Storage (yellow polygon) adjacent to the Port Alma Terminal, shown in relation to the surrounding salt/mud flats and the salt mining operations to the immediate west.

Along with Portside Storage and the Port Alma Terminal, another bulk fuel storage facility is also present at Port Alma (Figure 5). Port Alma also has a public boat ramp which is used by professional and amateur fisherpersons to access the large estuarine systems via Raglan Creek.



Figure 5. Portside Storage (shaded orange) and its immediate neighbours, which includes the Port Alma Terminal and a privately owned bulk fuel storage facility opposite Portside Storage on Port Alma Road.

4.4 Rehabilitation upon cessation of activity

Portside Storage is a long-established bulk liquid storage facility strategically positioned beside the Port of Rockhampton's Port Alma Terminal. The waste management ERA which will permit the processing of waste UCO will be installed within the established and developed operational footprint of the bunded bulk liquid storage area. The Port Alma Terminal is an ideal deep water port for receiving local and international cargo ships up to 180 m in length, and GPCL envisages a long operational life for this facility. There is no intention to cease port operations at this location, and the private bulk storage facilities situated adjacent to site are also likely to remain operational for many decades to come.

The recent introduction of fees for the waste levy in Queensland is driving industry to develop ways to avoid disposing of waste. UCO is recognised as a high energy resource with established uses globally. This is not likely to change in the future. Rather, Portside Storage may recognise other waste materials suitable for use as resources, and that will require storage adjacent to a port prior to despatch overseas or elsewhere in Australia. Thus, Portside Storage has not proposed a finite lifespan for the waste management facility – instead the intention is to continue to provide this

service from the licensed place for many years. However, as with any ERA where a footprint from a commercial activity will remain after cessation of the activity, the intention is to leave the land in a condition that is safe, stable, non-polluting, and fit for the intended subsequent use. The most likely end use for the facility at this stage remains unknown, and due to the intention to continue operating the proposed activity for many years, a rehabilitation plan will not be developed at this time. Instead, if it becomes known that the activity will eventually cease by a particular date, a plan to leave the footprint for the waste management ERA in an appropriate condition will be developed and implemented.

5 Environmentally Relevant Activities

Portside Storage is presently licensed to undertake the following ERAs under the EA in effect:

- ERA 50 – *Mineral and bulk material handling, threshold 2 – loading or unloading 100 tonnes or more of bulk materials in a day; and*
- ERA 08 – *Chemical storage, threshold 3 – storing more than 500 m³ of chemicals of Class C1 or C2 combustible liquids or dangerous good Class 3 under AS 1940.*

The following sections describe the proposed activity in terms of economic incentive, environmental benefits and a general overview of how it will be conducted. The identified risks to the receiving environment, and mitigation measures to prevent/minimise risk of impact are discussed in Section 6.

5.1 Waste reprocessing ERA

UCO is listed in the EP Regulation as a category 2 regulated waste. Until such time as it is processed into a resource, UCO remains a regulated waste. Portside Storage intends to process UCO into a saleable product for use as biodiesel. A pre-lodgement process was undertaken with SARA to discuss the proposal to accept and process UCO into a resource. The pre-lodgement advice is provided in Appendix A and confirms that Mr Lott will be conducting the following ERA:

ERA 55 – Other waste reprocessing or treatment, threshold 2(a) – Operating a facility for receiving and reprocessing or treating up to 5,000 t of category 2 regulated waste in a year.

5.2 Benefits of biodiesel

It is well recognised that our fossil fuel reserves are present in finite reserves. Fossil fuel also requires significant investments in time, energy, and capital to extract from locations within the earth's crust. In Australia, most of our fossil fuels are imported, which requires the combustion of more fossil fuels to transport it here from around the globe. Petroleum diesel is derived from fossil fuels and Australia is highly dependent on this type of fuel as an energy source to run the diesel engines in most of our heavy vehicles we rely on for our road transport industry. Many Australians also retain a preference for passenger vehicles that run on diesel petroleum. Australia's local oil refineries constantly compete with imported petroleum products from large highly efficient refineries in Asia, regardless of the cost of importing and refining crude oil. Consequently, the price of petrol at Australian refineries is based on international petrol prices. Both diesel and unleaded are refined from crude oil which is purchased in United States (US) dollars. Thus, the value of the Australian dollar in relation to the US dollar also has a significant impact on the price of petroleum products in Australia. When the exchange rate for the Australian dollar to US dollar reduces, our fuel costs increase.

The use of UCO to manufacture biodiesel has gained significant interest over the past few decades for both economic and environmental reasons. UCO is widely available in Australia, generated by the thousands of commercial kitchens in restaurants and fast food venues, and by food factories manufacturing on a large scale. In the past, this waste has either gone to landfill or been used to

manufacture biodiesel on the black market. Composting activities now accept UCO as a feedstock, however other options to use this high energy waste as a resource are also being investigated. DES has recently released an End of Waste Code (EoWC) which allows UCO to be used to supplement stockfeed for animals such as cattle. However, UCO can only make up 3% of stockfeed under the EoWC. The multi-billion dollar fossil fuel industry has enormous capacity to capably incorporate biodiesel into fuels by appropriately blending it with hydrocarbon diesel automotive diesel oil to make a bio-diesel blend.

The environmental benefits of biodiesel are many.

Biodiesel:

- is a renewable resource that has lower life cycle carbon dioxide emissions than diesel refined exclusively from fossil fuel.
- contains almost no sulphur and no aromatic hydrocarbons which means lower exhaust emissions including polycyclic aromatic hydrocarbons.
- is biodegradable.
- can be manufactured from ingredients already present in Australia.
- use can reduce emissions including greenhouse gases.
- reduces the reliance on importing fossil fuels.

UCO is manufactured into biodiesel through use of a simple chemical reaction known as transesterification, which is achieved by introducing a suitable catalyst. According to the American Society for Testing and Materials, biodiesel is defined as, *'fuel comprised of mono-alkyl esters of long chain fatty acids derived from vegetable oils or animal fats'*.

5.3 Intended process

Portside Storage will establish new infrastructure within the footprint of the controlled bulk liquid storage facility at Port Alma to process UCO, however existing infrastructure will also be utilised. For instance, an existing bulk liquid storage tank will be used to store processed UCO prior to despatch from site (Figure 6).

Processing of UCO will be minimal and straightforward. Essentially, processing will involve:

- Removing the bulk of water by draining.
- Evaporating any remaining moisture by heating.
- Removing solid particles that remain from the cooking process by:
 - Gravity
 - Filtration
- Transferring to a storage tank ready for despatch.



Figure 6. Indicative location for the proposed UCO processing facility is shown by the pink polygon. The existing bulk storage tank that will be used to store processed UCO is circled blue. Trucks delivering UCO will enter the driveway, follow the turning path before parking adjacent to the UCO processing area for unloading.

UCO will originate from establishments such as restaurants and fast food outlets. At least one company established within the UCO industry and boasting a reputable track record will collect UCO from various suppliers and transport it to Portside Storage for processing. Most UCO will come from businesses in central Queensland, however larger consignments may also arrive from further afield. There is presently no facility accepting and processing UCO in central Queensland, so the market is expected to increase once UCO generators become aware this waste is being processed into a resource locally.

Portside Storage will ensure any UCO that arrives on site is transported by a licensed regulated waste transporter. UCO will be transported in semi-tankers or body truck tankers. Trucks making a delivery of UCO to Portside Storage will enter the driveway off Bajool-Port Alma Road. Portside Storage staff will direct drivers to follow the driveway around before parking adjacent to pumps in the UCO processing area. Truck drivers will be instructed to apply the park brake and shut off the engine. The transfer of UCO will then occur into the first of two cone-bottomed tanks. All unloading

of UCO from delivery vehicles into the first tank will occur under the direct supervision of a Portside Storage staff member. The transfer of UCO will occur through an industrial hose coupled to the delivery vehicle and the tank. Tanks will be fitted with high level alarms and automatic shut off controls. The Portside Storage staff member will ensure that the consignment paperwork has been completed and matches the delivery.

Gravity will play a significant role in the processing of UCO. Once transferred into the cone-bottomed tank, any water remaining in the UCO will drop into the cone point on the bottom of the tank where it will be decanted and stored in a separate tank. Both cone-bottomed tanks will be fitted with heating coils, however the bulk of the heating of UCO will be achieved by passing it through a heat exchanger to raise the temperature to approximately 75°C. Once the UCO reaches this temperature, it will be transferred to the second cone-bottomed tank where it will be left to settle. Any remaining solids such as food batter or solid food material remaining in the UCO from the cooking process will settle to the bottom of the processing tank where it will be drained. Any remaining water will be also drained from the bottom of the cone. Portside Storage will install dedicated waste material tanks to store any solids and water removed from the UCO during processing.

Portside Storage already has a ready supply of liquid petroleum gas (LPG) on site which is used as an energy source to heat tallow prior to transfer onto ships. LPG will also be used to heat water in the heat exchanger to evaporate water from UCO. Portside Storage is also investigating the viability of installing up to 100 MW of solar array on site to reduce the cost of using gas for heating, but to also lower the site's carbon footprint.

Up to 5,000 tonnes of used vegetable oil will be received on site and processed in a year. Although animal fats can be used to manufacture biodiesel, no animal fats will be received on site under this proposal.

Processed UCO will be either transferred onto ships at the adjacent Port of Rockhampton, Port Alma Terminal for transport to customers overseas or in Australia or loaded onto road transport for transfer to a facility within Australia. Existing markets are established in the US and Singapore.

Any waste removed from the processing of UCO to remove contaminants will be transported to a facility that can lawfully accept it. Portside Storage will make every effort to ensure this waste avoids being landfilled. Discussion with local composting facilities have identified the suitability of the waste for use as a composting feedstock, thus using it as a resource will be the preferred endpoint.

5.4 Registered Suitable Operator

Portside Storage is owned by Mr Gregory John Lott. Mr Lott is the holder of the existing EA and a Registered Suitable Operator (RSO) under the EP Act (RSO reference # 403112). Mr Lott is the entity applying to conduct the new waste management ERA. Once the new EA is issued, Mr Lott will apply to combine the existing EA with the newly issued EA into an amalgamated project authority.

6 Assessment of Possible Impacts on Environmental Values and Mitigation Measures

The EP Act prescribes certain requirements for including with applications for EAs to conduct ERAs. ERAs that require either a variation or site-specific application are required to address additional requirements compared to lower risk ERAs that may be able to operate under a standard approval. There is no ERA standard for ERA 55, which consequently requires this EA application is made as a site-specific application. Section 125 of the EP Act places additional requirements on variation and site-specific applications and states they must:

- i. include an assessment of the likely impact of each relevant activity on the environmental values, including—*
 - a. a description of the environmental values likely to be affected by each relevant activity; and*
 - b. details of any emissions or releases likely to be generated by each relevant activity; and*
 - c. a description of the risk and likely magnitude of impacts on the environmental values; and*
 - d. details of the management practices proposed to be implemented to prevent or minimise adverse impacts; and*
 - e. details of how the land the subject of the application will be rehabilitated after each relevant activity ceases; and*
- ii. include a description of the proposed measures for minimising and managing waste generated by each relevant activity.*

This section discusses the proposed activity in accordance with the environmental management objectives for the major environmental management subject areas described in the EP Regulation, which are *air* (air quality and potential environmental nuisance impacts associated with dust and odour), *noise*, *water* (including groundwater and wetlands), *land and waste*.

6.1 Air

This section will address how the waste reprocessing ERA will be undertaken in a manner that will prevent and/or minimise potential impact on the air environment.

6.1.1 Environmental management objectives

Schedule 8, Part 3 of the EP Regulation contains *Division 1 – Operational assessment*, which prescribes the environmental objectives and performance outcomes for the broad areas of environmental management. The environmental objectives and performance outcomes for air are reproduced below:

Environmental Objective

The activity will be operated in a way that protects the environmental values of air.

Performance outcomes

1. *There is no discharge to air of contaminants that may cause an adverse effect on the environment from the operation of the activity.*
2. *All of the following—*
 - (a) fugitive emissions of contaminants from storage, handling and processing of materials and transporting materials within the site are prevented or minimised;*
 - (b) contingency measures will prevent or minimise adverse effects on the environment from unplanned emissions and shut down and start up emissions of contaminants to air;*
 - (c) releases of contaminants to the atmosphere for dispersion will be managed to prevent or minimise adverse effects on environmental values.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.1.2 Environmental values for the air environment (Air)

The Environmental Protection (Air) Policy 2019 (EPP Air) identifies the following EVs for air to be protected:

- a) the qualities of the air environment that are conducive to protecting the health and biodiversity of ecosystems; and*
- b) the qualities of the air environment that are conducive to human health and wellbeing; and*
- c) the qualities of the air environment that are conducive to protecting the aesthetics of the environment, including the appearance of buildings, structures and other property; and*
- d) the qualities of the air environment that are conducive to protecting agricultural use of the environment.*

Likely emissions that will be produced by the proposed activity, the risk and likely magnitude of impacts, and management practices to be implemented to prevent or minimise impacts upon the EVs of the air environment are detailed below.

6.1.3 Management of potential impacts

The potential impacts on the air environment are discussed below in terms of environmental nuisance and environmental harm. An understanding of localised climate data is important to appropriately managing potential risks to the receiving environment that may result from operating activities that produce air emissions. The closest climate data station to Portside Storage is the Australian Bureau of Meteorology's (BoM) Rockhampton Aero station, which is approximately 45 km northwest of the facility. Site details for the Rockhampton Aero station are provided in Table 1 below:

Table 1. Site details for BoM climate data station, Rockhampton Aero

| Site Name | Rockhampton Aero |
|--------------------|------------------|
| Site number | 039083 |
| Commenced | 1939 |
| Latitude | -23.3753 |
| Longitude | 150.4775 |
| Elevation | 10.4 m |
| Operational status | Open |

Prevailing wind direction is an important climatic variable that many ERA operators must keep in mind in terms of potential to cause environmental nuisance. Wind direction and speed can influence the location where any dust generated by conducting the activity may impact upon. BoM publishes wind roses for several climate data stations around Australia and which generally demonstrate locations experience wind from predominant directions. This is an advantage for ERA operators since knowing the predominant wind direction provides a more informed understanding of the potential for impacting on sensitive receptors in the receiving environment.

BoM makes available annual wind rose data for two separate times in a day – 9:00 AM and 3:00 PM for some sites that record wind data. The 9:00 AM and 3:00 PM annual wind roses for Rockhampton Aero station are presented in Appendix B. The wind roses show that the predominant breeze at 9:00 AM and 3:00 PM is from the southeast and east respectively. The greatest risk to sensitive receptors in the receiving environment would be those situated immediately to the northwest and west of Portside Storage.

Sections 6.1.3.1 and 6.1.3.2 discuss the potential environmental nuisance impacts from dust and odour respectively. Section 6.1.3.3 discusses the potential for environmental harm on the air environment from emissions that may emanate from the waste management facility, and proposes mitigation measures to minimise potential impacts on the EVs of air.

6.1.3.1 Dust

Portside Storage is located on a remote area of the coastline between Rockhampton and Gladstone. One residence is present immediately across Bajool-Port Alma Road (Figure 7), however the Port of Rockhampton, Port Alma Terminal and the bulk liquid storage facilities operate 24 hours a day. International shipping companies dock at any time during the day and night, and regardless of the day of the week. Bulk fuel trucks travel to and from the bulk liquid storage facilities day and night and access fuel using remote access cards to open automatic gates. UCO will only be received during the day when Portside Storage has staff present on site.

Appropriate dust mitigation strategies are in use at the site to minimise the risk of dust nuisance, and will continue to be used.



Figure 7. Photograph taken from atop a bulk fuel storage tank at Portside Storage facing toward Raglan Creek in the background. The location of the residential sensitive use is shown by the yellow arrow.

To assess the risk and likely magnitude of impacts on EVs for the air environment from dust, several factors were considered:

- Dust mitigation measures in place to control dust.
- The location of the activity in relation to sensitive uses.
- The surface of the waste processing operational area.
- The surface of trafficable areas.
- The predominant wind direction and wind speed for the area in relation to sensitive receptors.
- Staff training in environmental management.

After considering potential impacts on EVs for the air environment and surrounding sensitive uses in relation to dust, it is not considered that the activity will have any impact upon these uses. Portside Storage is located in a remote area at Port Alma, and although there is a single private residence located directly across the road, this is owned by a commercial fisherman who works the estuaries in the Fitzroy River delta and the Narrows. This sensitive use is accustomed to living adjacent to a 24-

hour, 7 day a week international port. Also, no complaints have been received in relation to dust emanating from the facility.

Management practices to prevent or minimise adverse impacts from dust include:

- Concreted trafficable areas.
- Ensuring plant and vehicles travelling over trafficable surfaces are operated at sufficiently low speed to minimise generation of dust. Management will actively enforce this requirement on plant and transport operators that enter site.
- Regularly sweeping trafficable areas to remove dirt that may result in the generation of dust.
- Assessing weather forecasts ahead of commencement of daily operations to remain informed about impending climatic conditions. This will allow proper preparation and planning to implement necessary control measures in a timely manner, especially on windy days and during periods of prolonged dry, and prior to dust having the opportunity to become a nuisance at sensitive receptors in the receiving environment.
- Ensuring vehicles, plant and equipment are maintained in an excellent state of repair and operated in accordance with manufacturer's specifications.
- Ensuring all staff are appropriately trained to ensure housekeeping practices are adhered to, and to identify potential sources of dust before they reach levels that might result in a significant dust nuisance in the receiving environment.

The proposed waste processing activity does not have the potential to generate dust. The only waste that will be processed is UCO, which will arrive on site as a liquid and will remain so. The entryway into site has been concreted and all processing and storage of UCO and the waste recovered from the process will be undertaken in enclosed vessels. The residence nearby is also upwind of the dominant winds the area experiences.

6.1.3.2 Odour

UCO has the potential to be odorous, depending on several factors including age, the level of contamination from foodstuffs that remain after its useful life, and how much exposure it has had to air and water. Oxidation occurs when unsaturated and polyunsaturated oils are exposed to oxygen in air and water which breaks carbon bonds in the long chain fatty acids, creating odorous compounds such as aldehydes, ketones and carboxylic acids. These new compounds often have a rancid smell. However, with appropriate mitigation strategies in place the odour risk associated with processing UCO can be managed. Factors considered when assessing potential impact from odour emanating from the waste transfer station activity on surrounding sensitive uses were:

- The way UCO will be received, processed and stored.
- The proximity of the waste processing facility to nearby sensitive uses.
- The predominant wind direction and wind speed for the area in relation to sensitive uses.

- Staff training in environmental management.

After considering potential impacts on EVs for the air environment and surrounding sensitive uses in relation to odour, it is not considered that the activity will have any impact upon these uses with appropriate mitigation measures in place. Portside Storage is in an industrial area at the Port of Rockhampton, Port Alma Terminal and apart from the single residence also located within the industrial area surrounding the subject site, it is ideally situated away from higher density residential development.

Management practices to prevent or minimise adverse impacts from odour will include:

- UCO will only arrive in fully enclosed tankers.
- The transferring of UCO into processing tanks will be undertaken in a fully enclosed system.
- All processing and storage of UCO will be undertaken in enclosed vessels.
- Ensuring vehicles, plant and equipment are maintained in an excellent state of repair and operated in accordance with manufacturer's specifications.
- Ensuring that management and staff are aware of weather conditions and wind direction by checking weather forecasts daily, and thereby being aware of the potential for odour to travel toward sensitive receptors.
- Ensuring staff are appropriately trained to manage and operate all equipment.

6.1.3.3 Air quality

Operation of the waste processing facility will not involve release of emissions from any point sources such as a boiler stack, although any plant and vehicles used on site are considered point sources of emissions.

The following controls will be in place to ensure impact on air quality is minimised or prevented:

- UCO will only arrive in fully enclosed tankers.
- The transferring of UCO into processing tanks will be undertaken in a fully enclosed system. All processing and storage of UCO will be undertaken in enclosed vessels.
- Ensuring vehicles, plant and equipment are maintained in an excellent state of repair and operated in accordance with manufacturer's specifications.
- Ensuring that management and staff are aware of weather conditions and wind direction by checking weather forecasts daily, and thereby being aware of the potential for odour to travel toward sensitive receptors.
- Ensuring staff are appropriately trained to manage and operate all equipment.

6.1.4 Summary of analysis of potential impact from dust and odour, and provisions to protect the environmental values of air

The location of the waste reprocessing ERA has been chosen with the specific intention of establishing the activity in a remote area with other industry. Although one residence is located within 100 m of the facility, appropriate mitigation measures are in place to prevent and/or minimise the impact on the air environment. The activity is not a type that risks creating a dust nuisance, and odour will be controlled by processing and storing UCO in fully enclosed vessels. Regardless, Portside Storage staff will monitor for potential dust nuisance by ensuring potential dust sources are appropriately managed.

Air quality in the receiving environment will also be protected. There are no point sources where emissions are dispersed to the atmosphere since UCO will remain in enclosed vessels at all times while on site.

By conducting the activity in the proposed manner and employing the measures described above to manage potential impacts from dust and odour, the performance outcomes described in item 2 for the environmental objective as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 for air will be met. The operation of the UCO processing facility will be undertaken in such a way that the qualities of the air environment conducive to protecting the health and biodiversity of ecosystems and human health are protected. This extends to ensuring the qualities of the air environment conducive to protecting the aesthetics of the environment, including the appearance of buildings, structures and other property are also protected. Further, the mitigation measures the activity will adopt will ensure the agricultural air environment is also protected. The proposed activity will have no significant impacts on the EVs of air.

6.2 Noise

This section will address how the UCO processing facility will be managed in a manner that will prevent and/or minimise the potential impact of noise on sensitive uses in the receiving environment.

6.2.1 Environmental management objectives

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for noise as follows:

Environmental Objective

The activity will be operated in a way that protects the environmental values of the acoustic environment.

Performance outcomes

1. *Sound from the activity is not audible at a sensitive receptor.*

2. *The release of sound to the environment from the activity is managed so that adverse effects on environmental values including health and wellbeing and sensitive ecosystems are prevented or minimised.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.2.2 Environmental values for the acoustic environment (Noise)

The Environmental Protection (Noise) Policy 2019 (EPP Noise) identifies the following EVs for the acoustic environment to be protected:

- a) *the qualities of the acoustic environment that are conducive to protecting the health and biodiversity of ecosystems; and*
- b) *the qualities of the acoustic environment that are conducive to human health and wellbeing, including by ensuring a suitable acoustic environment for individuals to do any of the following—*
 - i) *sleep;*
 - ii) *study or learn;*
 - iii) *be involved in recreation, including relaxation and conversation; and*
- c) *the qualities of the acoustic environment that are conducive to protecting the amenity of the community.*

Likely emissions to be produced by the proposed activity, the risk and likely magnitude of impacts, and management practices to be implemented to prevent or minimise impacts upon the EVs of the acoustic environment are detailed below.

6.2.3 Management of potential impacts

Likely emissions to be produced by the proposed activity, the risk and likely magnitude of impacts, and management practices to be implemented to prevent or minimise impacts upon the EVs of the acoustic environment are detailed below. The proposed activity presents a risk of noise emissions due to the following processes:

- Truck movements to and from the facility.
- Unloading and loading processed UCO from/into trucks or ships.

To assess the risk and likely magnitude of impacts on EVs for the acoustic environment, several factors were considered:

- The closest residential sensitive use is immediately adjacent to the facility.

- There are several commercial sensitive uses in the area.
- The predominant wind direction and wind speed for the area in relation to sensitive receptors.
- Staff training in environmental management.

Management practices proposed to prevent or minimise adverse impacts from noise will include:

- Conducting the waste processing activity during normal business hours Monday to Friday, and between 07:00 AM and 1:00 PM on Saturday. Deliveries will not be received on Sunday or public holidays. Eventually processed UCO may be loaded onto ships at the adjacent Port of Rockhampton, Port Alma Terminal, however Portside Storage already operates 24 hours a day for the purpose of loading products into international ships.
- Ensuring all plant and equipment on-site will be maintained in sound working order and to manufacturer's specifications. Any mechanical failures will be repaired as soon as practicable to ensure no unnecessary noise is generated.
- Ensuring vehicle movements are kept to a sufficiently slow speed to minimise the potential
- Inducting all staff to ensure they are aware of environmental obligations under the EA and penalties that can potentially be imposed by not complying with conditions in the EA or wider obligations under the EP Act.

6.2.4 Summary of analysis of potential impact from noise on the acoustic environmental values

After considering potential impacts on EVs for the acoustic environment and surrounding sensitive uses in relation to noise, it is not considered that the waste management facility will have any impact upon these uses, with appropriate mitigation measures in place.

By employing the measures described above to manage potential impacts from noise, the performance outcomes described in item 2 for the environmental objective as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 for noise will be met. The UCO processing facility will have no impact on the qualities of the acoustic environment that are conducive to protecting the health and biodiversity of ecosystems, nor human health and wellbeing. A suitable acoustic environment for enjoying activities such as sleep, study, or recreation will be preserved, and the amenity of the community will be protected.

6.3 Water

Handling and processing UCO presents possible risks to the EVs of water, which includes EVs identified in surface water, and where present, groundwater and wetlands. UCO has a high biochemical oxygen demand and if spills are not managed properly, there is a risk that it could impact upon waters in the receiving environment. However, appropriate mitigation strategies will be implemented to ensure the UCO processing activity will not pose significant risk to the EVs of water.

The following sections address how environmental risk to water in the receiving environment will be appropriately managed.

6.3.1 Surface water

The proposed activity presents potential impacts on the EVs of surface water, which include:

- Allowing clean stormwater to interact with potentially contaminated waste.
- Contamination of receiving waters by discharging UCO or solid waste removed from UCO off site.
- Vehicles releasing hydrocarbons to ground which has the potential to reach the receiving environment.

6.3.1.1 *Environmental management objectives*

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for waters as follows:

Environmental Objective

The activity will be operated in a way that protects environmental values of waters.

Performance outcomes

1. *There is no actual or potential discharge to waters of contaminants that may cause an adverse effect on an environmental value from the operation of the activity.*
2. *All of the following—*
 - (a) *the storage and handling of contaminants will include effective means of secondary containment to prevent or minimise releases to the environment from spillage or leaks;*
 - (b) *contingency measures will prevent or minimise adverse effects on the environment due to unplanned releases or discharges of contaminants to water;*
 - (c) *the activity will be managed so that stormwater contaminated by the activity that may cause an adverse effect on an environmental value will not leave the site without prior treatment;*
 - (d) *the disturbance of any acid sulfate soil, or potential acid sulfate soil, will be managed to prevent or minimise adverse effects on environmental values;*

- (e) acid producing rock will be managed to ensure that the production and release of acidic waste is prevented or minimised, including impacts during operation and after the environmental authority has been surrendered;*
- (f) any discharge to water or a watercourse or wetland will be managed so that there will be no adverse effects due to the altering of existing flow regimes for water or a watercourse or wetland;*
- (g) for a petroleum activity, the activity will be managed in a way that is consistent with the coal seam gas water management policy, including the prioritisation hierarchy for managing and using coal seam gas water and the prioritisation hierarchy for managing saline waste;*
- (h) the activity will be managed so that adverse effects on environmental values are prevented or minimised.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.3.1.2 Environmental values of water

When considering potential impact on EVs of water, waters in the immediate receiving environment must be considered since waters across Queensland have been assigned specific EVs. Portside Storage is adjacent to Port Alma on the lower estuarine section of Raglan Creek, which is in the Fitzroy River catchment. Raglan Creek joins the Fitzroy River at its delta. Thus, Portside Storage is at the end of the Fitzroy River catchment area. The Port of Rockhampton, Port Alma Terminal was built on salt/mud flats adjacent to the large estuarine system in the Fitzroy River delta. The land in this area has a very low gradient across the salt/mud flats and there are no freshwater streams present. Only estuaries are found here including Raglan Creek to the immediate east, Casuarina Creek to the north, and small unnamed estuaries that flow into those creeks (Figure 8).



Figure 8. Portside Storage (yellow polygon) at Port Alma shown in relation to surrounding watercourses. Overland flow from the area around Portside Storage enters directly into Raglan Creek to the east.

The Environmental Protection (Water and Wetland Biodiversity) Policy 2019 (EPP Water) identifies the following EVs for waters to be protected:

- a) *for high ecological value waters—the biological integrity of an aquatic ecosystem that is effectively unmodified or highly valued;*
- b) *for slightly disturbed waters—the biological integrity of an aquatic ecosystem that has effectively unmodified biological indicators, but slightly modified physical, chemical or other indicators;*
- c) *for moderately disturbed waters—the biological integrity of an aquatic ecosystem that is adversely affected by human activity to a relatively small but measurable degree;*
- d) *for highly disturbed waters—the biological integrity of an aquatic ecosystem that is measurably degraded and of lower ecological value than waters mentioned in paragraphs (a) to (c);*
- e) *for waters that may be used for producing aquatic foods for human consumption—the suitability of the water for producing the foods for human consumption;*

- f) *for waters that may be used for aquaculture—the suitability of the water for aquacultural use;*
- g) *for waters that may be used for agricultural purposes—the suitability of the water for agricultural purposes;*
- h) *for waters that may be used for recreation or aesthetic purposes, the suitability of the water for—*
 - i) *primary recreational use; or*
 - ii) *secondary recreational use; or*
 - iii) *visual recreational use;*
- i) *for waters that may be used for drinking water—the suitability of the water for supply as drinking water;*
- j) *for waters that may be used for industrial purposes—the suitability of the water for industrial use;*
- k) *the cultural and spiritual values of the water.*

6.3.1.3 *Environmental values of waters in the Fitzroy River basin*

The EPP Water also describes specific EVs for rivers and creeks in many basins across the state. For waters in the receiving environment of Portside Storage, the *Environmental Protection (Water) Policy 2009 Fitzroy River Sub-basin Environmental Values and Water Quality Objectives, Basin No. 130 (part), including all waters of the Fitzroy River Sub-basin, September 2011* (Fitzroy River EVs/WQOs), applies. The Fitzroy River EVs/WQOs prescribes EVs and water quality objectives (WQOs) for the Fitzroy River and its tributaries, including the estuarine section of Raglan Creek.

The Fitzroy River EVs/WQOs describes the estuarine section of Raglan Creek where Portside Storage is located as *Raglan Creek and tributaries (estuarine reaches)*. The aquatic ecosystems in the Fitzroy River enclosed coastal/lower estuary waters are described as moderately disturbed, and the Fitzroy River EVs/WQOs lists the following EVs as necessary to protect:

- Aquatic ecosystems
- Aquaculture
- Human consumer
- Secondary recreation
- Visual recreation
- Cultural and spiritual values

The physico-chemical WQOs and management intent (level of protection) for *Fitzroy River – Enclosed coastal/lower estuary waters* are reproduced from the Fitzroy River WQOs/EVs in Table 2. The management intent for most waters is to achieve no lower quality than a moderately disturbed condition, for which DES has derived corresponding WQOs.

Table 2. Physico-chemical water quality objectives for Fitzroy River enclosed coastal/lower estuary waters.

| Water area/type | Management intent (level of protection) | Water quality objectives to protect aquatic ecosystem EVs |
|---|--|--|
| Fitzroy River enclosed coastal/lower estuary waters | Aquatic ecosystem – moderately disturbed | <ul style="list-style-type: none"> • ammonia N: <8 µg/L • oxidised N: <3 µg/L • organic N: <180 µg/L • total nitrogen: <200 µg/L • filterable reactive phosphorus (FRP): <6 µg/L • total phosphorus: <20 µg/L • chlorophyll a: <2 µg/L • dissolved oxygen: 90% – 100% saturation • pH: 8.0 – 8.4 |

6.3.1.4 Management of potential impacts

Potential impacts on surface waters in the receiving environment will be managed/mitigated by:

- Maintaining the bund in place that surrounds the entire ERA footprint at Portside Storage. This bund was installed to capture a major spill or rupture from the bulk liquid storage tanks on site and is more than adequate to contain any potential spills from the UCO processing activity.
- Diverting clean stormwater around disturbed areas on site.
- Maintaining vehicles and plant in an excellent state of repair and operated in accordance with manufacturer's instructions. No servicing of plant or vehicles will be undertaken on site.
- Storing chemicals within a secondary containment system.
- Regularly inspecting trafficable areas for signs of wear and damage and making timely repairs.
- Maintaining spill response equipment on site and training staff in their use. Any spills will be cleaned up using dry clean up methods.
- Inducting all staff to ensure they are aware of environmental obligations under the EA and penalties that can potentially be imposed by not complying with conditions in the EA or wider obligations under the EP Act.

6.3.2 Groundwater

The waste management facility presents only a minor risk of impacting upon the groundwater environment. These risks include:

- Contamination from chemical spills that reach surface waters, which in turn can recharge groundwater systems.
- Contamination from chemicals through spills that are permitted to soak into the ground.

The closest registered bores to Portside Storage are on the mining leases for the salt harvesting operations to the west of Portside Storage. These are all water supply bores used to flood areas of land for the purpose of evaporating the seawater and harvesting the salt. The bore logs describe the water quality in each of the six closest bores as 'brine', indicating the highly saline condition of the water.

6.3.2.1 Environmental management objectives

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for groundwater as follows:

Environmental Objective

The activity will be operated in a way that protects environmental values of groundwater and any associated surface ecological systems.

Performance outcomes

1. *Both of the following apply—*
 - (a) *there will be no direct or indirect release of contaminants to groundwater from the operation of the activity;*
 - (b) *there will be no actual or potential adverse effect on groundwater from the operation of the activity.*
2. *The activity will be managed to prevent or minimise adverse effects on groundwater or any associated surface ecological systems.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.3.2.2 Environmental values of groundwater

The Fitzroy River EVs/WQOs states that where groundwaters interact with surface waters, groundwater quality should not compromise identified EVs and WQOs for those waters.

6.3.2.3 Management of potential impacts

The potential impacts on groundwater will be managed/mitigated by:

- Ensuring there are no direct or indirect releases of contaminants to groundwater. There are no bores on site, and therefore no opportunity for persons to wilfully and directly pollute groundwater.

- Undertaking the UCO processing activity within the bunded footprint of the existing bulk liquid storage facility. The facility already has an oil-water separator to capture any spills and prevent discharge to the receiving environment.
- Maintaining vehicles and plant in an excellent state of repair and operated in accordance with manufacturer's instructions. No servicing of plant or vehicles will be undertaken on site.
- Storing chemicals within a secondary containment system.
- Regularly inspecting trafficable areas for signs of wear and damage, and making timely repairs to prevent erosion of the underlying soil.
- Maintaining spill response equipment at all times on site.
- Inducting all staff to ensure they are aware of environmental obligations under the EA and penalties that can potentially be imposed by not complying with conditions in the EA or wider obligations under the EP Act.

6.3.3 Wetlands

Given the proximity of Portside Storage to the large estuarine system of the Fitzroy River delta, there are mapped estuarine wetlands in the receiving environment adjacent to Portside Storage (Figure 9). Although there are no wetlands of high ecological significance mapped as present near Portside Storage, there are mapped wetlands of general ecological significance present over and around Lot 46 on DS438 (Figure 10).

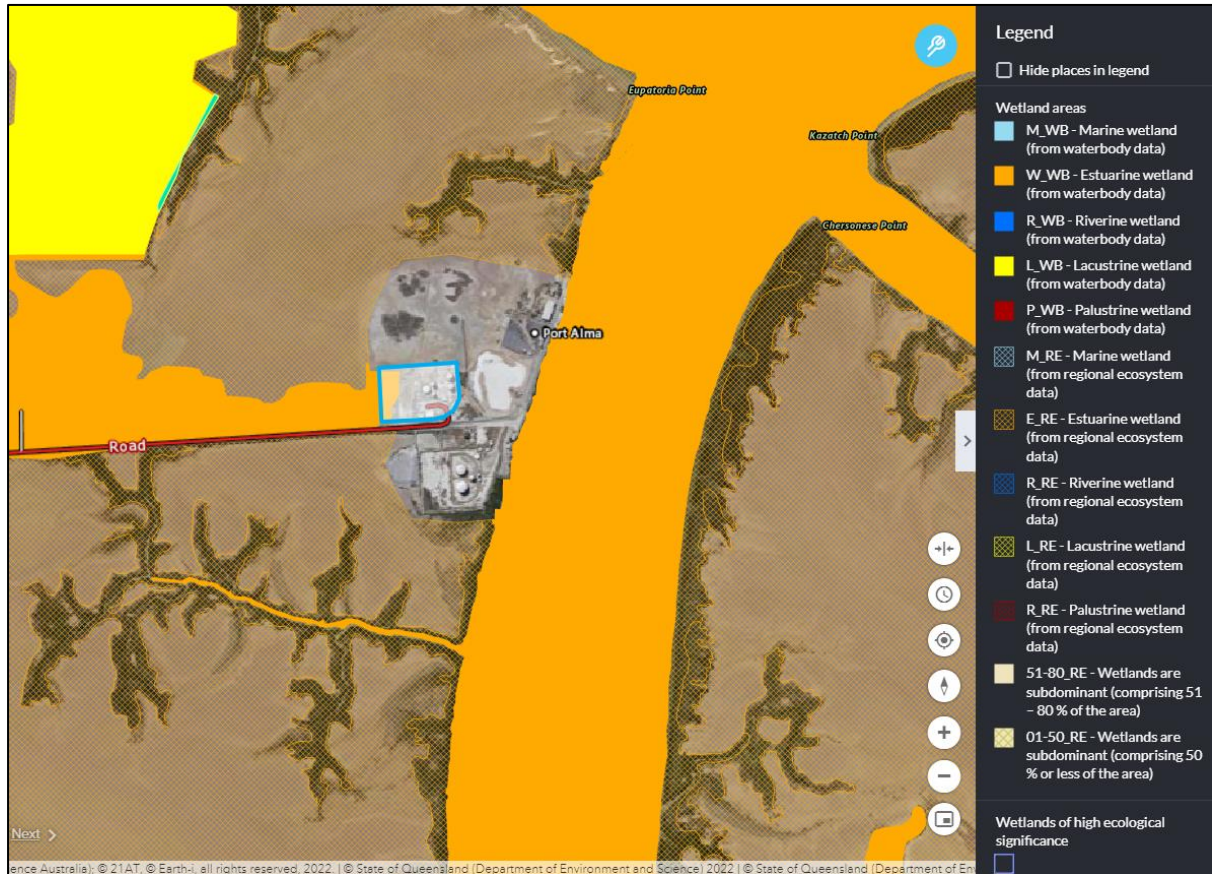


Figure 9. Wetland areas mapping from Queensland Globe showing the presence of mapped estuarine wetland. Portside Storage is shown as a blue polygon.

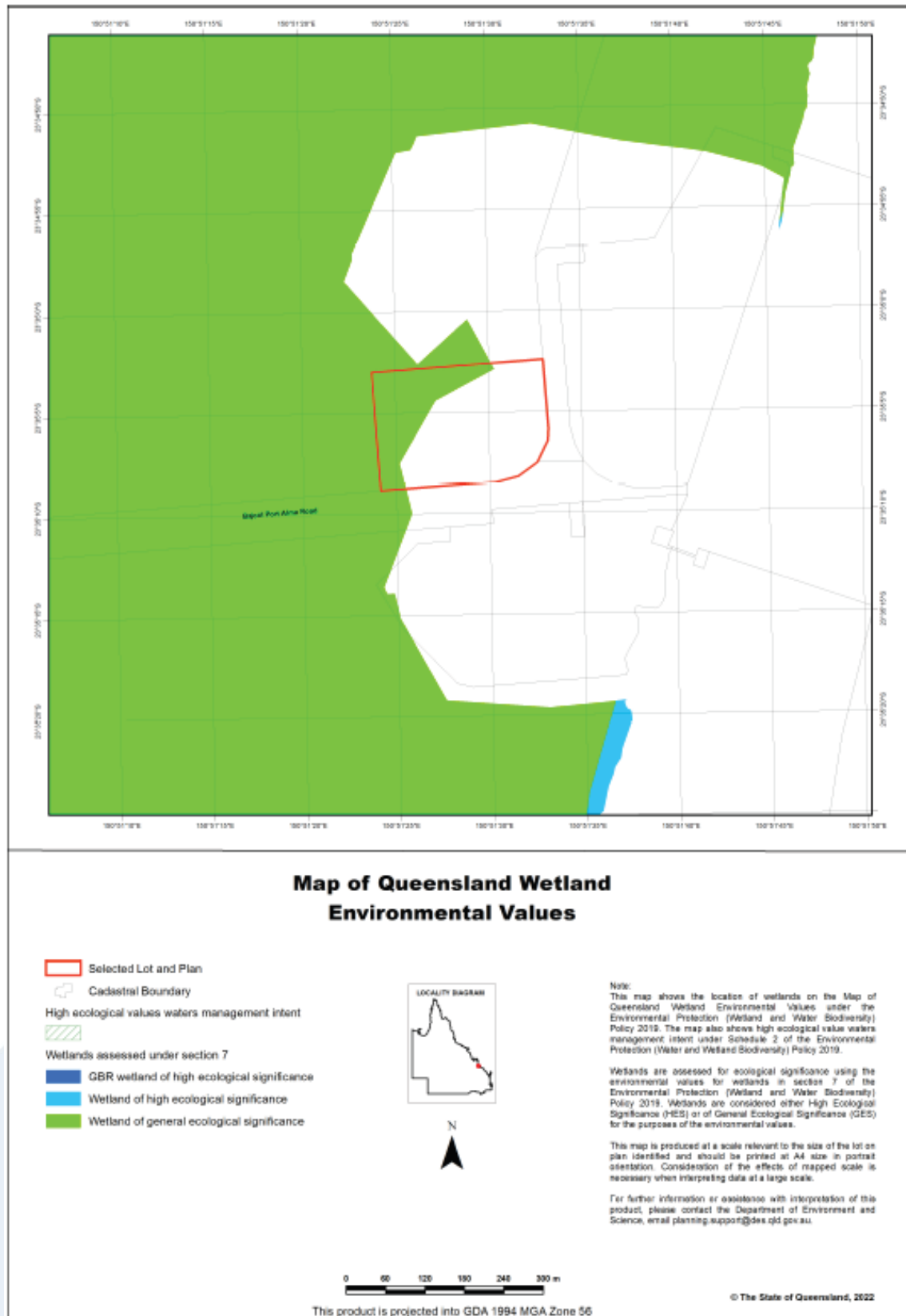


Figure 10. Map of Queensland Wetland Environmental Values for the subject land (red polygon) showing mapped wetlands of general ecological significance on and surrounding Portside Storage [© State of Queensland, 2022].

6.3.3.1 *Environmental management objectives*

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for wetlands as follows:

Environmental Objective

The activity will be operated in a way that protects the environmental values of wetlands.

Performance outcomes

1. *There will be no potential or adverse effect on a wetland as part of carrying out the activity.*
2. *The activity will be managed in a way that prevents or minimises adverse effects on wetlands.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.3.3.2 *Management of potential impacts*

The potential impacts on wetlands will be managed/mitigated by:

- Ensuring there are no direct or indirect releases of contaminants to wetlands.
- Undertaking the UCO processing activity within the bunded footprint of the existing bulk liquid storage facility. The facility already has an oil-water separator to capture any spills and prevent discharge to the receiving environment.
- Maintaining vehicles and plant in an excellent state of repair and operated in accordance with manufacturer's instructions. No servicing of plant or vehicles will be undertaken on site.
- Storing chemicals within a secondary containment system.
- Regularly inspecting trafficable areas for signs of wear and damage, and making timely repairs to prevent erosion of the underlying soil.
- Maintaining spill response equipment at all times on site.
- Inducting all staff to ensure they are aware of environmental obligations under the EA and penalties that can potentially be imposed by not complying with conditions in the EA or wider obligations under the EP Act.

6.3.4 Summary of analysis of potential impact of the proposed activity on surface water, groundwater and wetlands, and provisions to protect the environmental values of the aquatic environment

Appropriate mitigation strategies to prevent significant impact on surface waters in the receiving environment will be implemented and operated whilst processing UCO at Portside Storage. Further, there will be no impact on groundwater as a result of the activity, and there are no wetlands of high ecological significance in the receiving environment. Potential impacts will be avoided by conducting the activity within a highly controlled environment. In the unlikely event of a spill of chemical, or the liberation of sediment, mitigation measures in place will allow the prompt and effective removal of the potential contaminant without risk of release to waters in the receiving environment. The EVs associated with surface water and groundwater in the receiving environment will be protected.

By adhering to the measures described above to manage potential impacts on water from the activity, all of the performance outcomes prescribed in item two for the environmental objective for water as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 will be met.

The performance outcome prescribed in item two for the environmental objective for groundwater as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 will be met. The proposed activity will be undertaken in such a way that will protect the EVs of the groundwater environment.

The performance outcome prescribed in item two for the environmental objective for wetlands as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 will be met. The activity will be undertaken in a manner which protects the EVs of moderate ecological value wetlands.

6.4 Land

The proposed waste management facility presents a possible risk of environmental impact to the EVs associated with land, which include:

- Discharging sediment-laden stormwater off site.
- Releasing UCO or waste removed from it onto land in the receiving environment through spills that aren't cleaned up.
- Releasing dust and particulates from fugitive sources that can settle on land and impact vegetation and built infrastructure.

6.4.1 Environmental management objectives

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for land as follows:

Environmental Objective

The activity is operated in a way that protects the environmental values of land including soils, subsoils, landforms and associated flora and fauna.

Performance outcomes

1. *There is no actual or potential disturbance or adverse effect to the environmental values of land as part of carrying out the activity.*
2. *All of the following—*
 - (a) *activities that disturb land, soils, subsoils, landforms and associated flora and fauna will be managed in a way that prevents or minimises adverse effects on the environmental values of land;*
 - (b) *areas disturbed will be rehabilitated or restored to achieve sites that are—*
 - (i) *safe to humans and wildlife; and*
 - (ii) *non-polluting; and*
 - (iii) *stable; and*
 - (iv) *able to sustain an appropriate land use after rehabilitation or restoration;*
 - (c) *the activity will be managed to prevent or minimise adverse effects on the environmental values of land due to unplanned releases or discharges, including spills and leaks of contaminants;*
 - (d) *the application of water or waste to the land is sustainable and is managed to prevent or minimise adverse effects on the composition or structure of soils and subsoils.*

Schedule 8, Part 2, Section 2(4) of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.4.2 Environmental values for the land environment

The document “Guideline - Application requirements for activities with impacts to land”, ESR/2015/1839 - Version 4.00, produced by DES identifies the following EVs for land that may need to be protected:

- *Terrain, geology, shallow groundwater systems, floodplains, springs, soil descriptions and the presence of distinct or unique features.*
- *Soil health and function, and the ability for soil to sustain growth of native vegetation, crops and other flora (i.e. soil suitability).*
- *Bioregions and regional ecosystems including their health and biodiversity.*
- *The natural interaction of the relevant land with other ecosystems, including wetlands, faults connecting groundwater systems, surface waters etc.*
- *Flora including vegetation communities endangered, vulnerable, rare or near threatened species and pest species.*

- *Fauna including fauna present, protected animal breeding places, endangered, vulnerable, rare or near threatened species, pest species, plants or animals and their habitats, including threatened wildlife, near threatened wildlife and rare wildlife under the relevant legislation including Nature Conservation Act 1992. Flora and fauna identification will likely require detailed studies to be undertaken to allow the applicant to accurately describe these environmental values.*
- *Category A and B and C environmentally sensitive areas for resource activities. Both category A and B environmentally sensitive areas are listed within the Environmental Protection Regulation 2008.*
- *Areas with high ecological significance values including, but not necessarily limited to, wetlands, nationally threatened ecological communities, large tracts of remnant vegetation, corridors and special biodiversity areas.*
- *Prescribed environmental matters as defined in the Queensland Environmental Offsets Act 2014.*
- *For land that may be used in primary industry or for agricultural purposes, the suitability of the land for that use.*
- *For land that may be used for recreation or aesthetic purposes, the suitability of the land for that purpose.*
- *For land that may be used for industrial purposes, the suitability of that industrial use.*
- *The cultural and spiritual values of the land.*
- *Qualities of the land which are conducive to human health and wellbeing.*
- *The qualities of the land which are conducive to protecting the aesthetics of the environment, including the appearance of buildings, structures and other property.*

Portside Storage occupies land at Port Alma that was developed mid last century as a bulk liquid storage facility. Other than GPCL, the competing bulk fuel storage facility across Bajool-Port Alma Road, and the residence also across the road, there has been no other development in the immediate vicinity. The mud/salt flats characteristic of the location have a very low gradient and are sparsely vegetated with salt-tolerant species (Figures 11 and 12). Vast salt deposits encrust land areas between estuaries at Port Alma, and on king tides large areas of the mud/salt flats are inundated with seawater. Large areas of Port Alma are under mining leases to harvest salt, and approximately a quarter of the land is actively solar farming salt at any point in time.

A Wildnet Records – Conservation Significant Species List report generated for the subject land also includes observations made within a 1 km radius around Portside Storage. There have been no conservation significant species recorded within the 1 km radius around Portside Storage (Appendix C).



Figure 11. Photograph taken from atop a bulk liquid storage tank at Portside Storage, facing northwest toward the Fitzroy River and the Broadmount Range. The landscape is typical of the land environment at Port Alma.



Figure 12. Photograph taken from atop a bulk liquid storage tank at Portside Storage, facing southwest toward

6.4.3 Management of potential impacts

The potential impacts to land will be managed/mitigated by:

- Ensuring there are no direct or indirect releases of contaminants to wetlands.
- Undertaking the UCO processing activity within the bunded footprint of the existing bulk liquid storage facility. The facility already has an oil-water separator to capture any spills and prevent discharge to the receiving environment.
- Sweeping concreted surfaces to remove material that may lead to the generation of excessive airborne dust (which may settle on surrounding land).
- Maintaining vehicles and plant in an excellent state of repair and operated in accordance with manufacturer's instructions. No servicing of plant or vehicles will be undertaken on site.
- Storing chemicals within a secondary containment system.
- Regularly inspecting trafficable areas for signs of wear and damage, and making timely repairs to prevent erosion of the underlying soil.
- Maintaining spill response equipment at all times on site.

- Inducting all staff to ensure they are aware of environmental obligations under the EA and penalties that can potentially be imposed by not complying with conditions in the EA or wider obligations under the EP Act.

6.4.4 Summary of analysis of potential impact of the proposed activity on land, and provisions to protect the environmental values of the land environment

The proposed activity will implement appropriate mitigation strategies to prevent significant impact on the EVs of land. Potential impacts will be avoided by conducting the UCO processing activity within the controlled area of the bulk liquid storage facility.

By adhering to the measures described above to manage potential impacts on land from the activity, all of the performance outcomes prescribed in item two for the environmental objective for land as prescribed in the EP Regulation Schedule 8, Part 3, Division 1 will be met. Although there is no intention to cease conducting the proposed activities in the near future, upon cessation the land will be left in a condition that is safe, stable, non-polluting and able to accommodate an appropriate land use after rehabilitation or restoration.

6.5 Waste

The proposed activity aims to minimise production of waste products wherever possible. However, not all materials that return to the facility are reusable or recyclable, and given the nature of the activity it is inevitable that waste will be generated during the course of operating the waste management facility.

All waste materials will be managed (reused, recycled or disposed of) in accordance with the requirements of the local authority (RRC) and DES.

6.5.1 Environmental management objectives

Schedule 8, Part 3, Division 1 of the EP Regulation prescribes the environmental objectives and performance outcomes for waste as follows:

Environmental Objective

Any waste generated, transported, or received as part of carrying out the activity is managed in a way that protects all environmental values.

Performance outcomes

1. *Both of the following apply—*
 - (a) *waste generated, transported or received is managed in accordance with the waste and resource management hierarchy in the Waste Reduction and Recycling Act 2011;*

(b) if waste is disposed of, it is disposed of in a way that prevents or minimises adverse effects on environmental values.

Schedule 8, Part 2, Section 4 of the EP Regulation states that the relevant environmental objective is achieved if either item 1 of the performance outcome for the environmental objective is achieved, or item 2 of the performance outcomes for the relevant environmental objective is achieved.

6.5.2 Management of potential impacts from waste

Portside Storage is aware of obligations to manage and dispose of waste in an appropriate manner that meets the prescribed requirements of an EA, and the broader obligations under the EP Act and the *Waste Reduction and Recycling Act 2011* (WRR Act) and subordinate legislation. General waste will continue to be stored in closed industrial waste bins and removed by a waste contractor on scheduled collection days. On the odd occasion where it is necessary to undertake emergency repairs on plant or vehicles, regulated waste generated as a result will be removed only by licensed regulated waste transporters and disposed at a facility that can lawfully accept the waste.

The waste recovered from the UCO processing activity will be stored separate to the processed UCO. Solid waste such as food material will be sent to a facility that can lawfully accept it. The priority will be to send it to a facility that can utilise it as a resource, such as a composting activity rather than sending it to landfill. The same will occur with any liquid waste recovered from the UCO processing activity.

Portside Storage will maintain appropriate waste records for up to five years or the period prescribed in an EA.

6.5.3 Summary of analysis of waste management and potential impact on environmental values

Portside Storage is aware of the waste and resource management hierarchy prescribed in the WRR Act, and constantly strives to achieve best practice environmental management of waste generated on site. This approach will continue upon commencement of the waste reprocessing ERA on site.

By adhering to lawful practice for waste management as described above, the waste management facility will meet item 1 of the performance outcome for managing waste as described in Schedule 8, Part 3, Division 1 of the EP Regulation.

6.6 Matters of State Environmental Significance

A Matters of State Environmental Significance (MSES) report was generated on 19 September 2022. The report is included as Appendix D and does not identify any MSES over the subject land. There are mapped areas of MSES proximal to Portside Storage, however a proactive environmental management approach and implementation and maintenance of the mitigation measures proposed in this report will prevent any impact on MSES in the receiving environment.

7 State Development Assessment Provisions

- Processing up to 5,000 tonnes of UCO in a year triggers ERA 55(2)(a) which is prescribed as a concurrence ERA in the EP Regulation. Advice from SARA has stated that the activity requires a DA from the state. An application must therefore address the relevant State Development Assessment Provisions (SDAPs). The following SDAPs have been addressed by completing the relevant code response templates as part of this supporting environmental report:
- State code 22 - Environmentally Relevant Activities

Completed SDAP Code response templates are included as Appendix E.

8 Environmental Management Procedures

To appropriately manage possible environmental impacts, Portside Storage will operate the UCO processing facility in accordance with written procedures which describe environmental management processes and procedures. These written procedures will be in the form of environmental management procedures which are reviewed from time to time and updated as necessary. These environmental management procedures will address at least the following:

- Assessment of environmental risks and mitigation strategies
- Staff induction and environmental awareness training
- Incident response procedures (eg. Spill management procedures)
- Complaint register
- Review of environmental performance

9 Conclusion

This document has provided a description and analysis of the environmental risks and impacts that the UCO processing facility is likely to present. The environmental risks and impacts that have been considered are in relation to:

- Air
- Noise
- Water
- Land
- Waste

This environmental report demonstrates that the proposal to receive and process UCO will not significantly impact the receiving environment at Port Alma. Appropriately locating the facility within a bulk liquid storage facility which already has significant measures to mitigate environmental impact will achieve highly acceptable environmental outcomes.

10 Appendices

**Appendix A – SARA Pre-lodgement Advice – Portside Storage Pty Ltd – 17
August 2022**



SARA reference: 2207-29855 SPL
Applicant reference: -

17 August 2022

Portside Storage Pty Ltd
PO Box 450
ROCKHAMPTON QLD 4700
gg@gideontownplanning.com.au

Dear Sir/Madam

SARA Pre-lodgement advice - Bajool Port Alma Road, Port Alma

I refer to the pre-lodgement meeting held on 27 July 2022 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

Portside Storage Pty Ltd (the applicant) currently operates a bulk liquids storage facility over Lot 46 on DSS438 (the subject site). The existing facility operates under the conditions of an existing environmental authority (EA) for environmentally relevant activities (ERA) 8 (Chemical storage) and ERA 50 (Mineral and bulk material handling).

The applicant is proposing to expand its existing operation by accepting, storing and processing used cooking oil. The development is expected to utilise the existing facilities on the subject site. As the activity will involve the management of bulk quantities of waste, an EA for ERA 55 (Other waste reprocessing or treatment) will be required.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request or tabled at the pre-lodgement meeting.

| Drawing/report title | Prepared by | Date |
|--|--------------------------------|--------------|
| RE: Application for a pre-lodgement meeting and written advice – Environmental Authority and Development Approval Application – Environmentally Relevant Activity 55 – Other waste reprocessing or treatment – Lot 46 DS438 at Port Alma | Steer Environmental Consulting | 12 July 2022 |

Pre-lodgement meeting record

| | |
|-------------------|------------------------------|
| Meeting date | 27 July 2022 |
| Meeting location | Microsoft Teams |
| Meeting chair | Thomas Gardiner |
| Meeting attendees | Refer to Attachment 1 |

| Meeting outcomes | |
|------------------|--|
| 1. | <p><i>Gideon Town Planning / Steer Environmental Consulting</i></p> <ul style="list-style-type: none"> The applicant currently operates a bulk liquids storage facility at the subject site which is approved to handle and store bulk materials under an existing EA. The type of materials received at the subject site varies. The current proposal seeks to accept, store and process used cooking oil at the subject site, which is a common waste material generated by commercial kitchens and factories. The proposed activity will involve delivery of used cooking oil to the subject site by road tanker where it will be filtered to remove solid contaminants. The used cooking oil will be heated to evaporate any remaining moisture and ensure it remains in the liquid phase to facilitate simple transfer between containing vessels. Processed used cooking oil will be stored in bulk storage before being transferred to ships at the adjacent port for export. The applicant is discussing the development with the Rockhampton Regional Council (the council) to ascertain if the development will require assessment under the local categorising instrument (the planning scheme). |
| 2. | <p><i>Department of State Development, Infrastructure, Local Government and Planning</i></p> <ul style="list-style-type: none"> If an application is required to be made to the council, SARA will be a referral agency for the development. If the development is not assessable under the planning scheme, SARA will be the assessment manager for the development. A development application for a material change of use for a concurrence ERA will also be considered to be an application for an environmental authority (EA) for the ERA under the <i>Environmental Protection Act 1994</i>. SARA understands that the average annual throughput of the activity will be up to 5,000 |

| | |
|----|---|
| | <p>tonnes per annum. On this basis, the proposal is unlikely to be for an aspect of development stated in Schedule 20 of the Planning Regulation 2017.</p> <ul style="list-style-type: none"> Bajool-Port Alma Road provides the site with its only road frontage to the south. It is noted that part of this road (approximately 800 metres to the west of the subject site) is identified as “state-controlled”. The section of Bajool-Port Alma Road which directly fronts the subject site is not state-controlled. Referral for proximity of the development to a state-controlled road will not be required. The subject site is identified as an erosion prone area, however, only part of the subject site is located in a coastal management district (CMD). The CMD traverses into the northern and eastern boundaries of the subject site. Referral for a material change of use involving work in a CMD is unlikely to be required as the development will not involve building work in an erosion prone area in a CMD. The development footprint is not located on the section of the site containing the CMD. |
| 3. | <p><i>Department of Environment and Science</i></p> <ul style="list-style-type: none"> Based on the information provided, the proposed activity triggers environmental relevant activity (ERA) 55(2) Other waste reprocessing or treatment – operating a facility for receiving and either reprocessing or treating, category 2 regulated waste. Please ensure the application includes adequate information for an environmental objective assessment to be completed as required by Schedule 8 of the Environmental Protection Regulation 2019. The applicant may wish to address the performance outcomes specifically. The divisions relevant to this application include: Air, Water, Wetlands, Groundwater, Noise, Waste and Land. |

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

| SARA's jurisdiction and fees | |
|-------------------------------------|--|
| 1. | <p>The application will require referral to SARA under the following provisions of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> Schedule 10, Part 5, Division 4, Table 2, Item 1 – Material change of use involving a non-devolved environmentally relevant activity <p>This will require a fee of 3,430* fee units to be paid in accordance with Schedule 10, Part 5, Division 3, Table 1, Item 5(b)(ii).</p> <p>SARA would be a referral agency** for the proposed application.</p> <p><i>*At the time of issue the fee unit value is currently \$1.025. From 1 July each year the fee unit value will be updated to reflect the Government Indexation Rate and will increase. The value of the fee unit is prescribed in the Acts Interpretation (Fee Unit) Regulation 2022.</i></p> <p><i>**If the council advises that the development is not assessable under the local categorising instrument, the application will require lodgement to SARA under Schedule 10, Part 5, Division 3, Table 1, Item 1 of the Planning Regulation 2017.</i></p> |

| Key matters and action items | |
|------------------------------|--|
| 2. | Please refer to Attachment 1 of this document which details information which is required to accompany an application for an Environmental Authority. |
| Lodgement material | |
| 3. | <p>It is recommended that the following information is submitted when lodging or referring the application to SARA:</p> <ul style="list-style-type: none"> • DA form 1. • Development application Form 1 – Application details – attachment for an application for an environmental authority – ESR/2015/1791. • A full response to the relevant sections of the State Development Assessment Provisions State Code 22: Environmentally relevant activities. • Landowner's consent. • Relevant plans as per the DA Forms guide. |

This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

For further information please contact Thomas Gardiner, Principal Planning Officer, on 07 3243 1664 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

enc Attachment 1 – Application for an environmental authority
Attachment 2 – Pre-lodgement meeting attendance record

| Development details | |
|----------------------------|--|
| Proposal: | Store, accept and process used cooking oil |
| Street address: | Bajool-Port Alma Road, Port Alma |
| Real property description: | Lot 46 on DS438 |
| SARA role: | Assessment manager or Referral agency |
| Assessment Manager: | Rockhampton Regional Council or the State Assessment and Referral Agency |
| Assessment criteria: | State Development Assessment Provisions (SDAP): - State code 22: Environmentally relevant activities |
| Existing use: | Bulk liquids storage facility operating under an existing environmental authority (EA) for environmentally relevant activities (ERA) 8 (Chemical storage) and ERA 50 (Mineral and bulk material handling). |
| Relevant site history: | Premises are operating under an existing EA for ERA 8 and ERA 50 |

Attachment 1 – Application for an environmental authority

| | |
|--|--|
| Description of the Environmental Relevant Activity | Based on the information provided, the proposed activity triggers environmental relevant activity (ERA) 55(2) Other waste reprocessing or treatment – operating a facility for receiving and either reprocessing or treating, category 2 regulated waste. |
| Annual fee | <p>The first annual fee is payable within 20 business days of the effective date of an environmental authority.</p> <p>If multiple ERAs are undertaken as part of a project, the annual fees will be based on the ERA with the highest Aggregate Environmental Score (AES). Current annual fees for ERAs can be found at the following link: https://environment.des.qld.gov.au/_data/assets/pdf_file/0025/88702/era-is-summary-annual-fees.pdf</p> |
| Nominated take effect date. | <p>You may nominate a take effect date in the ERA application form.</p> <p>This may either be:</p> <ol style="list-style-type: none"> 1. the day the development application is approved; 2. a nominated date after the development application has been approved. |
| Information to provide in a Site specific application | <p><u>Site-specific information required</u></p> <p>It is advised that you include the following information in your application:</p> <ul style="list-style-type: none"> • the total quantity of used cooking oil proposed to be received and processed in a year; • site layout plan including details of tank storage limits and locations; • description of the proposed processing method; • stormwater management details; • secondary containment/bunding; • contingency measures such as staff training, spill kits etc; • any potential impacts to the MSES identified below. <p><u>Environmental Objective Assessment</u></p> <p>Please ensure the application includes adequate information for an environmental objective assessment to be completed as required by Schedule 8 of the Environmental Protection Regulation 2019. You may wish to address the performance outcomes specifically. The divisions relevant to your application include: Air, Water, Wetlands, Groundwater, Noise, Waste and Land.</p> <p><u>Legislative Requirements</u></p> <p>As outlined in section 125 of the <i>Environmental Protection Act 1994</i>, an application will need to include:</p> <ul style="list-style-type: none"> • a description of the environmental values (both onsite and offsite) likely to be affected by the proposed activity • details of any emissions or releases likely to be generated by the proposed activity • a description of the risk and likely magnitude of impacts on the environmental values |

| | |
|--|---|
| | <ul style="list-style-type: none"> • details of the management practices proposed to be implemented to prevent or minimise adverse impacts • details of how the land the subject of the application will be rehabilitated after the relevant activity • a description of the proposed measures for minimising and managing waste generated by the relevant activity • details of any site management plan (i.e. associated with contaminated land) that relates to the land that is the subject of the application. |
| Technical guidelines | <p>Technical guidelines have been developed to outline what information to include in an application where impacts related to air, land, noise, water or waste have been identified. These are available at:</p> <p>https://www.business.qld.gov.au/business/running/environment/licences-permits/applying-environmental-authority/technical-information-requirements</p> |
| Environmental Values at the Proposed Site | <p>Matters of State Environmental Significance listed below have been identified within proximity to the site:</p> <ul style="list-style-type: none"> • Regulated Vegetation: <ul style="list-style-type: none"> o Essential habitat o Vegetation within the defined distance of a watercourse. o Category R – GBR Riverine • Declared Fish Habitat • High Ecological Significance Wetlands • Wildlife habitat; <ul style="list-style-type: none"> o Special least concern animal; o Endangered or vulnerable. <ul style="list-style-type: none"> <input type="checkbox"/> Beach Stone Curlew; <input type="checkbox"/> Greater Sand Plover; <input type="checkbox"/> Lesser Sand Plover; <input type="checkbox"/> Yellow Chat (Dawson); <input type="checkbox"/> Red Knot; <input type="checkbox"/> Curlew Sandpiper; <input type="checkbox"/> Great Knot; <input type="checkbox"/> Western Alaskan bar-tailed godwit; <input type="checkbox"/> Eastern curlew; <input type="checkbox"/> Australian snubfin dolphin. |
| Common conditions | <p>The department has developed 'Common conditions' to enable you to gauge what conditions will likely be included in your site specific environmental authority.</p> |
| Notifiable activity | <p>The applicant should note that waste storage, treatment or disposal is a notifiable activity. Under the <i>Environmental Protection Act 1994</i>, the owner of the land where a notifiable activity is occurring has a duty to notify the department.</p> <p>Information on the notification process can be found at the following location:</p> <p>https://www.qld.gov.au/environment/pollution/management/contaminated-land/notifications/</p> |
| Reef discharge standards to Great Barrier Reef Catchment waters | <p>The project is located within the Great Barrier Reef catchment and river basins.</p> <p>New sediment and nutrient discharge standards for new, expanded or intensified point source activities now apply. Under section 41AA of the Environmental Protection Regulation 2019, environmental authority applications that propose to release fine sediment or dissolved inorganic nitrogen (DIN) to Great Barrier Reef catchment waters must demonstrate a no net decline to Reef water quality. The department must refuse an application if the activity will, or may, result in residual impacts to the Reef</p> |

| | |
|--|--|
| | <p>catchment from dissolved inorganic nitrogen and fine sediment from a point source release.</p> <p>Further guidance on the new Reef discharge standards and the additional information that should be submitted with an environmental authority application to address section 41AA of the EP Regulation has been described in the Guideline—Reef discharge standards for industrial activities—ESR/2021/5627 (PDF, 665KB).</p> <p>Additional information is located on the Queensland Government website.</p> |
|--|--|

Attachment 2 — Pre-lodgement meeting attendance record

Meeting attendees:

| Name | Position | Organisation |
|-----------------|------------------------------------|--|
| Thomas Gardiner | Principal Planning Officer | Department of State Development, Infrastructure, Local Government and Planning |
| Helena Braye | Principal Environmental Officer | Department of Environment and Science |
| Destiny Tsiamis | Environmental Officer | Department of Environment and Science |
| Gideon Genade | Principal Town Planner | Gideon Town Planning |
| Glenn Druery | Principal Environmental Consultant | STEER Environmental Consulting |

Appendix B –BoM Wind Roses – Rockhampton Aero Station (9:00 AM and 3:00 PM)

Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 05 Apr 2016)

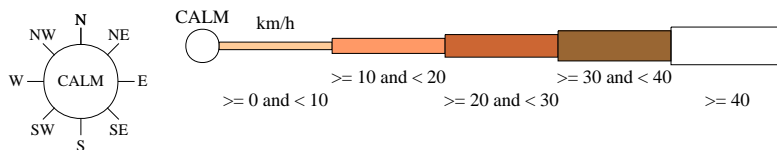
Custom times selected, refer to attached note for details

ROCKHAMPTON AERO

Site No: 039083 • Opened Jan 1939 • Still Open • Latitude: -23.3753° • Longitude: 150.4775° • Elevation 10.m

An asterisk (*) indicates that calm is less than 0.5%.

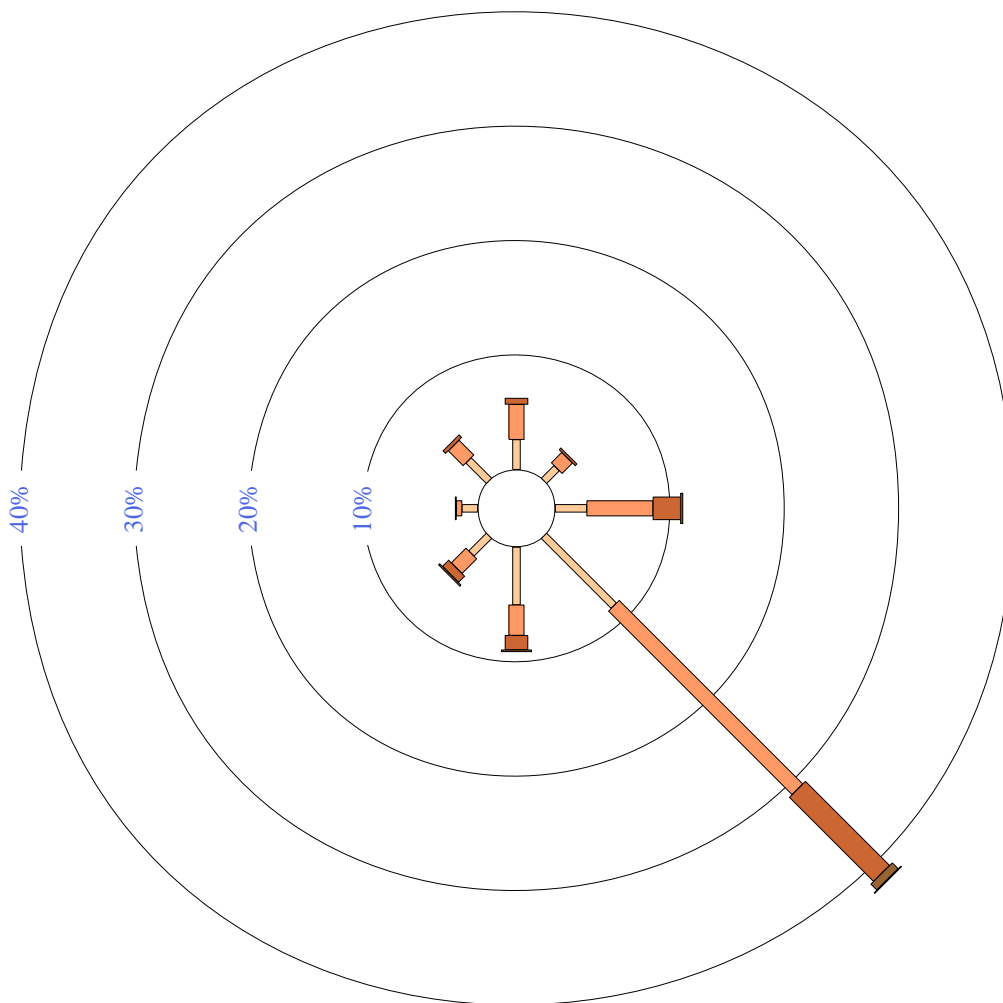
Other important info about this analysis is available in the accompanying notes.



9 am

27955 Total Observations

Calm 17%



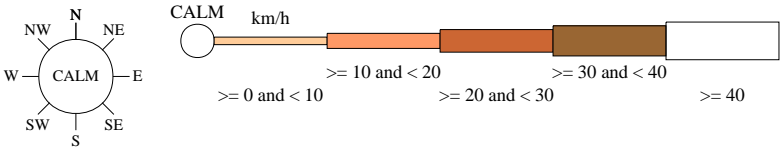
Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 05 Apr 2016)

Custom times selected, refer to attached note for details

ROCKHAMPTON AERO

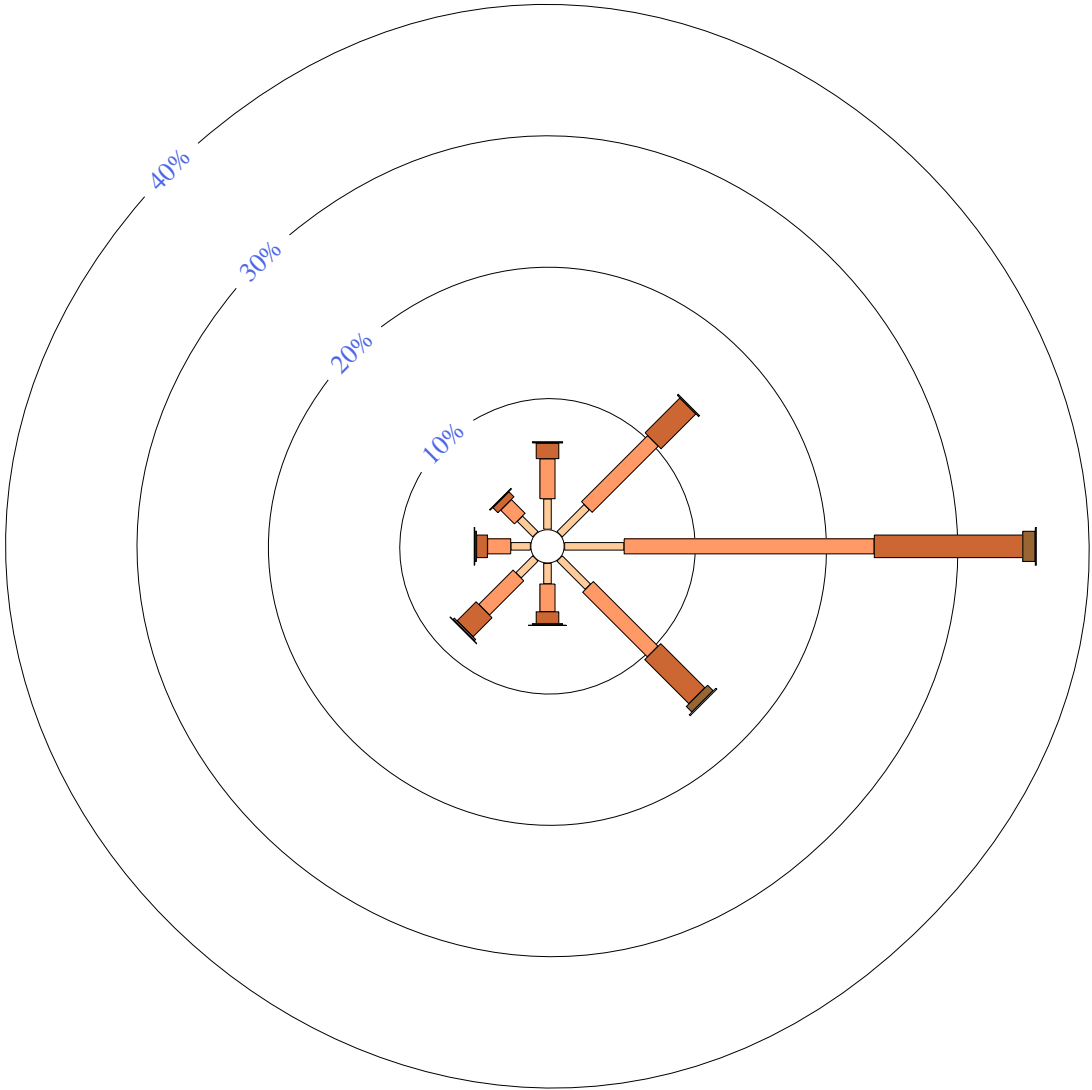
Site No: 039083 • Opened Jan 1939 • Still Open • Latitude: -23.3753° • Longitude: 150.4775° • Elevation 10.m

An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.



3 pm
27922 Total Observations

Calm 6%



**Appendix C – Wildnet Records – Conservation Significant Species List Report,
19 September 2022.**

WildNet Records

Conservation Significant Species List

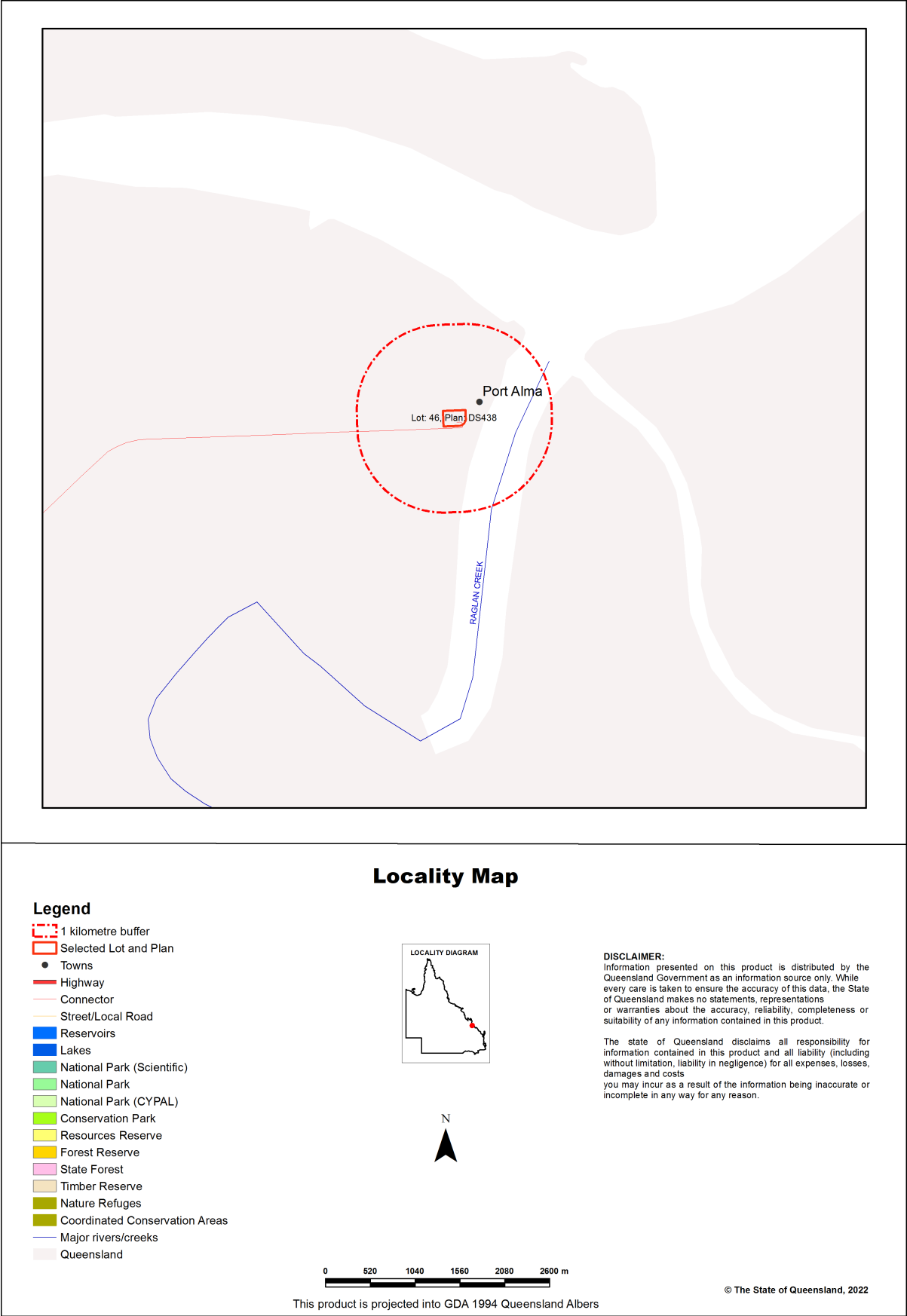


For the selected area of interest 4.58ha Lot: 46 Plan: DS438

Current as at 19/09/2022

WildNetCSSpeciesList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 46 Plan: DS438.

Table 1. Area of interest details

| | |
|---------------------|----------------------|
| Size (ha) | 4.58 |
| Local Government(s) | Rockhampton Regional |
| Bioregion(s) | Brigalow Belt |
| Subregion(s) | Marlborough Plains |
| Catchment(s) | Fitzroy |

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Conservation Significant Species List

Introduction

This report is derived from a spatial layer generated from the [WildNet database](#) managed by the Department of Environment and Science. The layer which is generated weekly contains the WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero.

Conservation significant species are species listed:

- as [threatened](#) or near threatened under the Nature Conservation Act 1992;
- as threatened under the [Environment Protection and Biodiversity Conservation Act 1999](#) or
- [migratory species](#) protected under the following international agreements:
 - o Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention)
 - o China-Australia Migratory Bird Agreement
 - o Japan-Australia Migratory Bird Agreement
 - o Republic of Korea-Australia Migratory Bird Agreement

The WildNet dataset is constantly being enhanced and the taxonomic and status information revised. If a species is not listed in this report, it does not mean it doesn't occur there and listed species may also no longer inhabit the area. It is recommended that you also access other internal and external data sources for species information in your area of interest (Refer Links and Support).

Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

Table 2. Conservation significant species recorded within the area of interest and its one kilometre buffer

No species found within the area of interest.

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of latest record of the taxon.

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

- [Species profile search](#) - access species information approved for publication including species names, statuses, notes, images, distribution maps and records
- [Species lists](#) - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld wildlife data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [Wetland Maps](#) - view species records, survey locations etc. approved for publication
- [Wetland Summary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the [WildNet Team](#).

Other useful sites for accessing Queensland biodiversity data include:

- [Useful wildlife resources](#)
- [Queensland Government Data](#)
- [Atlas of Living Australia \(ALA\)](#)
- [Online Zoological Collections of Australian Museums \(OZCAM\)](#)
- [Australia's Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government, to the maximum extent permitted by law, makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



**Appendix D – Matters of State Environmental Significance Report, generated
19 September 2022**



Queensland Government

Department of Environment and Science

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest
Lot: 46 Plan: DS438

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

Disclaimer

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Table of Contents

Assessment Area Details 4

Matters of State Environmental Significance (MSES) 5

 MSES Categories 5

 MSES Values Present 6

 Additional Information with Respect to MSES Values Present 7

 MSES - State Conservation Areas 7

 MSES - Wetlands and Waterways 7

 MSES - Species 7

 MSES - Regulated Vegetation 9

 Map 1 - MSES - State Conservation Areas 11

 Map 2 - MSES - Wetlands and Waterways 12

 Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 13

 Map 3b - MSES - Species - Koala habitat area (SEQ) 14

 Map 3c - MSES - Wildlife habitat (sea turtle nesting areas) 15

 Map 4 - MSES - Regulated Vegetation 16

 Map 5 - MSES - Offset Areas 17

Appendices 18

 Appendix 1 - Matters of State Environmental Significance (MSES) methodology 18

 Appendix 2 - Source Data 19

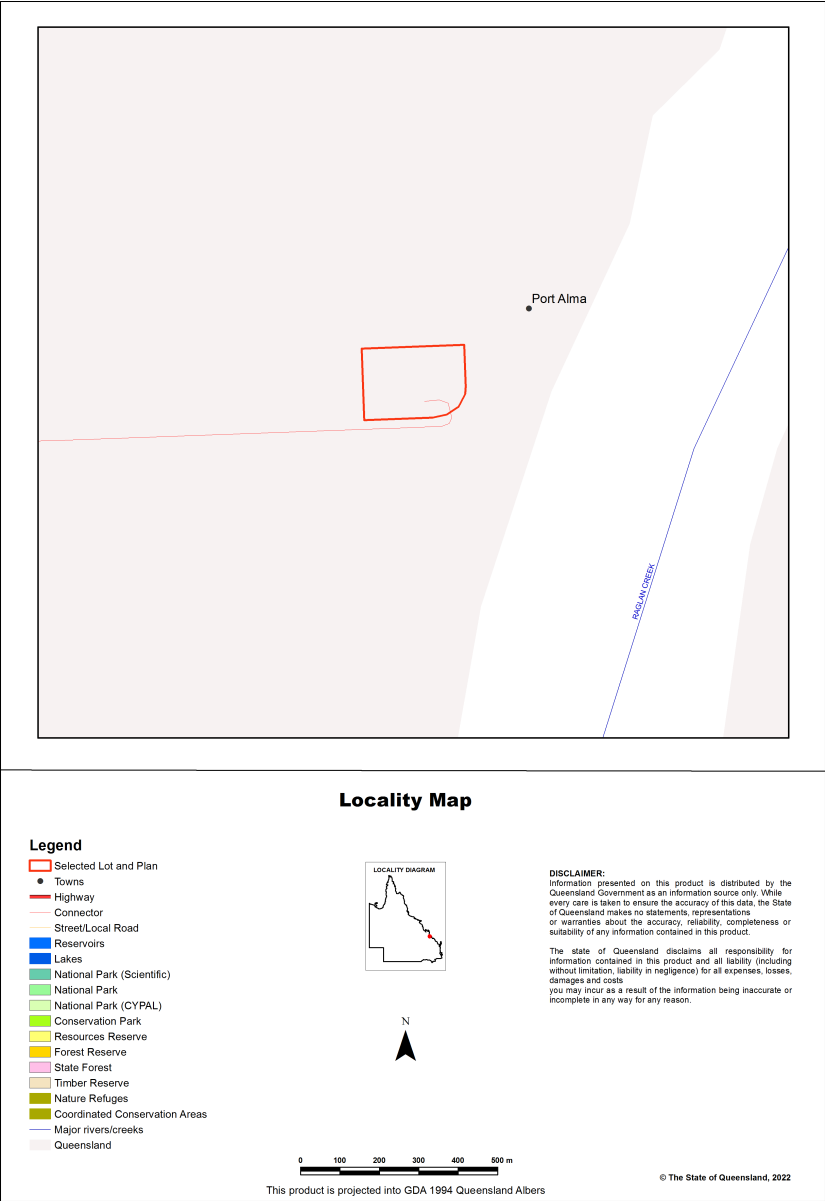
 Appendix 3 - Acronyms and Abbreviations 20

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI Lot: 46 Plan: DS438

| | |
|---------------------|----------------------|
| Size (ha) | 4.58 |
| Local Government(s) | Rockhampton Regional |
| Bioregion(s) | Brigalow Belt |
| Subregion(s) | Marlborough Plains |
| Catchment(s) | Fitzroy |



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992* ;
- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004* ;
- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;
- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

| | | |
|---|--------|----------------|
| 1a Protected Areas- estates | 0.0 ha | 0.0 % |
| 1b Protected Areas- nature refuges | 0.0 ha | 0.0 % |
| 1c Protected Areas- special wildlife reserves | 0.0 ha | 0.0 % |
| 2 State Marine Parks- highly protected zones | 0.0 ha | 0.0 % |
| 3 Fish habitat areas (A and B areas) | 0.0 ha | 0.0 % |
| 4 Strategic Environmental Areas (SEA) | 0.0 ha | 0.0 % |
| 5 High Ecological Significance wetlands on the map of Referable Wetlands | 0.0 ha | 0.0 % |
| 6a High Ecological Value (HEV) wetlands | 0.0 ha | 0.0 % |
| 6b High Ecological Value (HEV) waterways | 0.0 km | Not applicable |
| 7a Threatened (endangered or vulnerable) wildlife | 0.0 ha | 0.0 % |
| 7b Special least concern animals | 0.0 ha | 0.0 % |
| 7c i Koala habitat area - core (SEQ) | 0.0 ha | 0.0 % |
| 7c ii Koala habitat area - locally refined (SEQ) | 0.0 ha | 0.0 % |
| 7d Sea turtle nesting areas | 0.0 km | Not applicable |
| 8a Regulated Vegetation - Endangered/Of concern in Category B (remnant) | 0.0 ha | 0.0 % |
| 8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth) | 0.0 ha | 0.0 % |
| 8c Regulated Vegetation - Category R (GBR riverine regrowth) | 0.0 ha | 0.0 % |
| 8d Regulated Vegetation - Essential habitat | 0.0 ha | 0.0 % |
| 8e Regulated Vegetation - intersecting a watercourse | 0.0 km | Not applicable |
| 8f Regulated Vegetation - within 100m of a Vegetation Management Wetland | 0.0 ha | 0.0 % |
| 9a Legally secured offset areas- offset register areas | 0.0 ha | 0.0 % |
| 9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation | 0.0 ha | 0.0 % |

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(no results)

1b. Protected Areas - nature refuges

(no results)

1c. Protected Areas - special wildlife reserves

(no results)

2. State Marine Parks - highly protected zones

(no results)

3. Fish habitat areas (A and B areas)

(no results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(no results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

| Species | Common name | NCA status | Presence |
|------------------------------------|---------------------------|------------|----------|
| <i>Boronia keysii</i> | | V | None |
| <i>Calyptorhynchus lathamii</i> | Glossy black cockatoo | V | None |
| <i>Casuaris casuaris johnsonii</i> | Sthn population cassowary | E | None |
| <i>Crinia tinnula</i> | Wallum froglet | V | None |
| <i>Denisonia maculata</i> | Ornamental snake | V | None |
| <i>Litoria freycineti</i> | Wallum rocketfrog | V | None |
| <i>Litoria olongburensis</i> | Wallum sedgefrog | V | None |
| <i>Macadamia integrifolia</i> | | V | None |
| <i>Macadamia ternifolia</i> | | V | None |
| <i>Macadamia tetraphylla</i> | | V | None |
| <i>Melaleuca irbyana</i> | | E | None |
| <i>Petaurus gracilis</i> | Mahogany Glider | E | None |
| <i>Petrogale persephone</i> | Proserpine rock-wallaby | E | None |
| <i>Pezoporus wallicus wallicus</i> | Eastern ground parrot | V | None |
| <i>Phascolarctos cinereus</i> | Koala - outside SEQ* | V | None |
| <i>Taudactylus pleione</i> | Kroombit tinkerfrog | E | None |
| <i>Xeromys myoides</i> | Water Mouse | V | None |

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(no results)

Special least concern animal species records

(no results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL).
Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E),
Vulnerable (V)*

*Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J),
Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)*

To request a species list for an area, or search for a species profile, access Wildlife Online at:

<https://www.qld.gov.au/environment/plants-animals/species-list/>

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals**, **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

<https://environment.ehp.qld.gov.au/regional-ecosystems/>

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

(no results)

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets**9a. Legally secured offset areas - offset register areas**

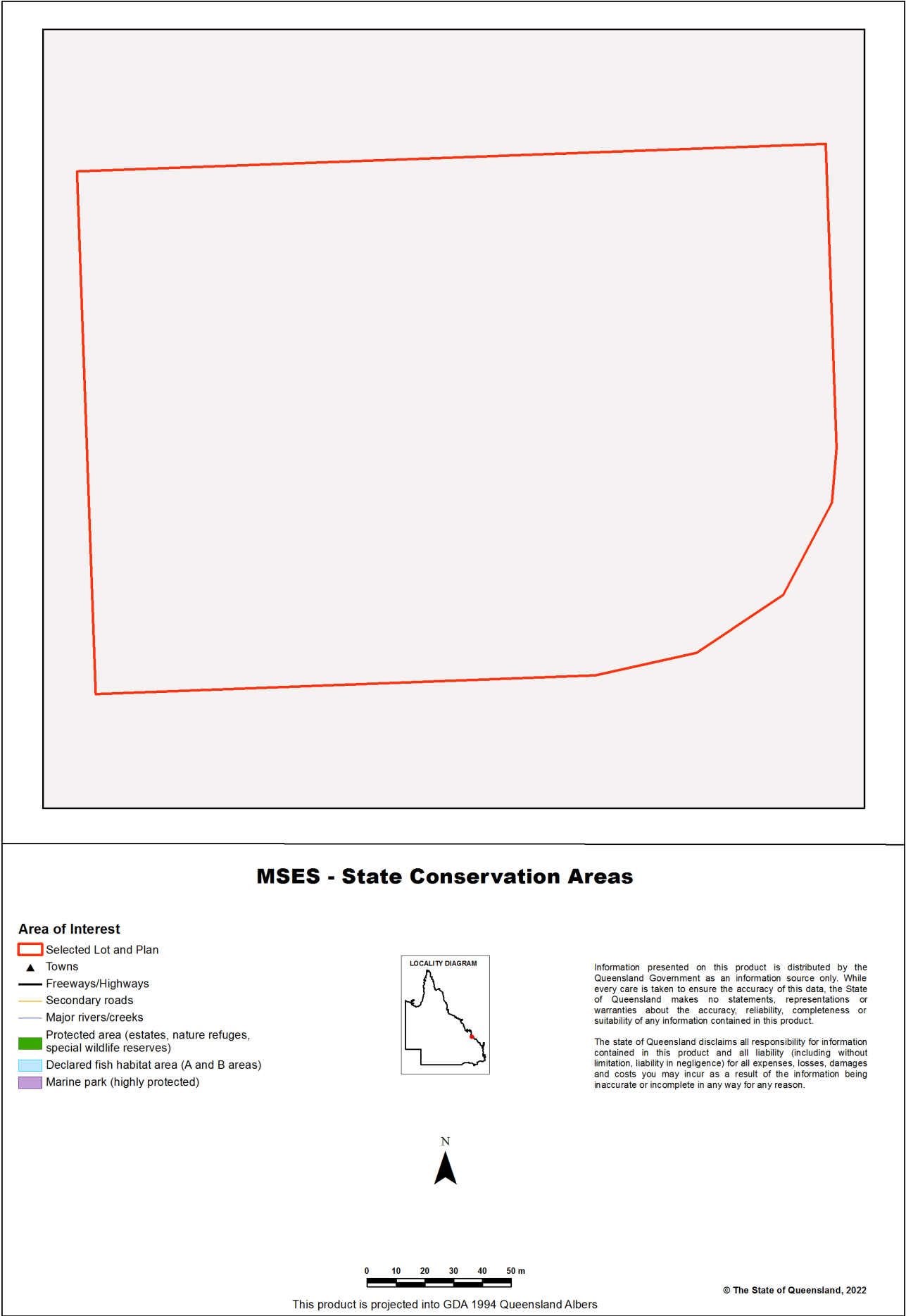
(no results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

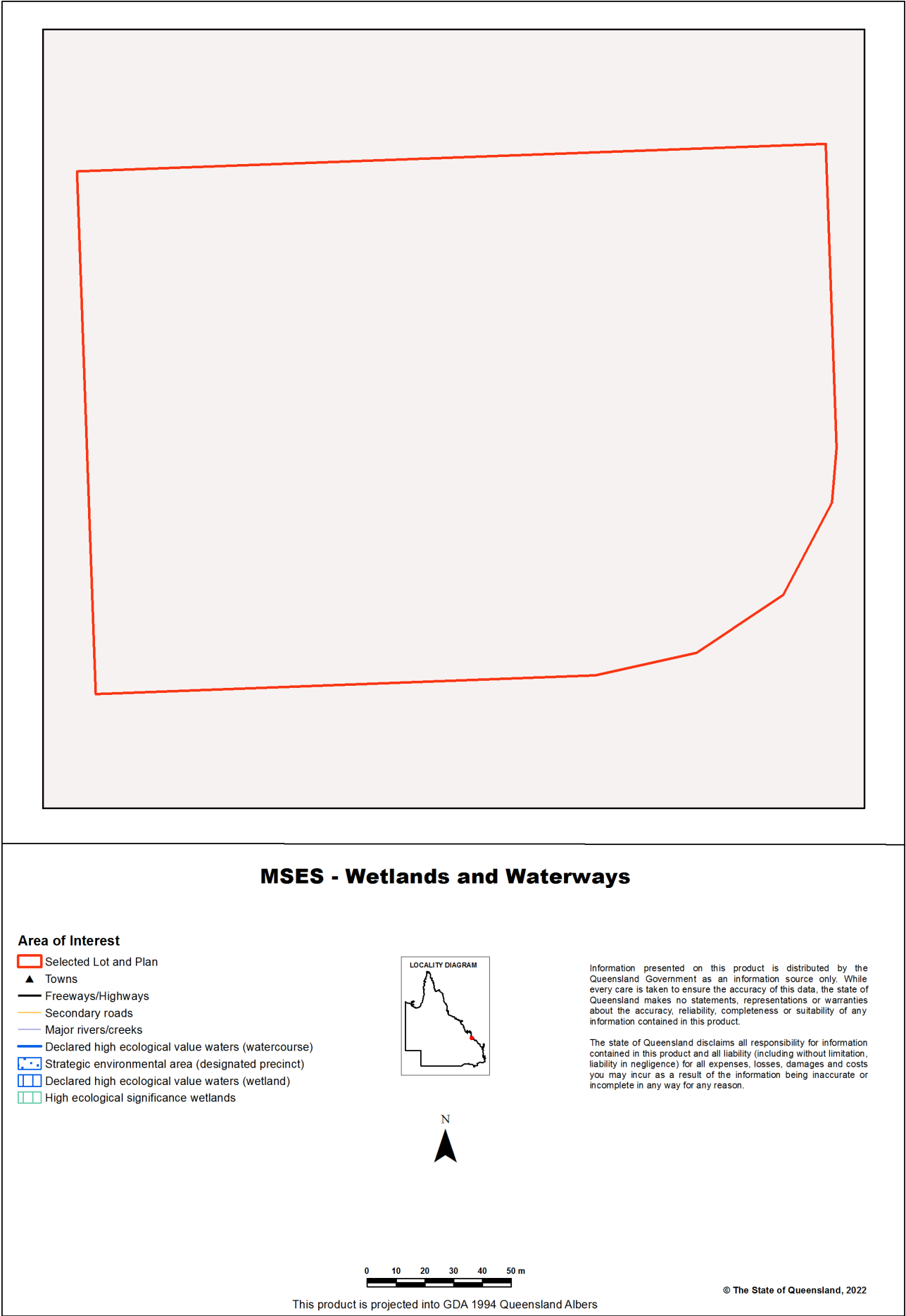
(no results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

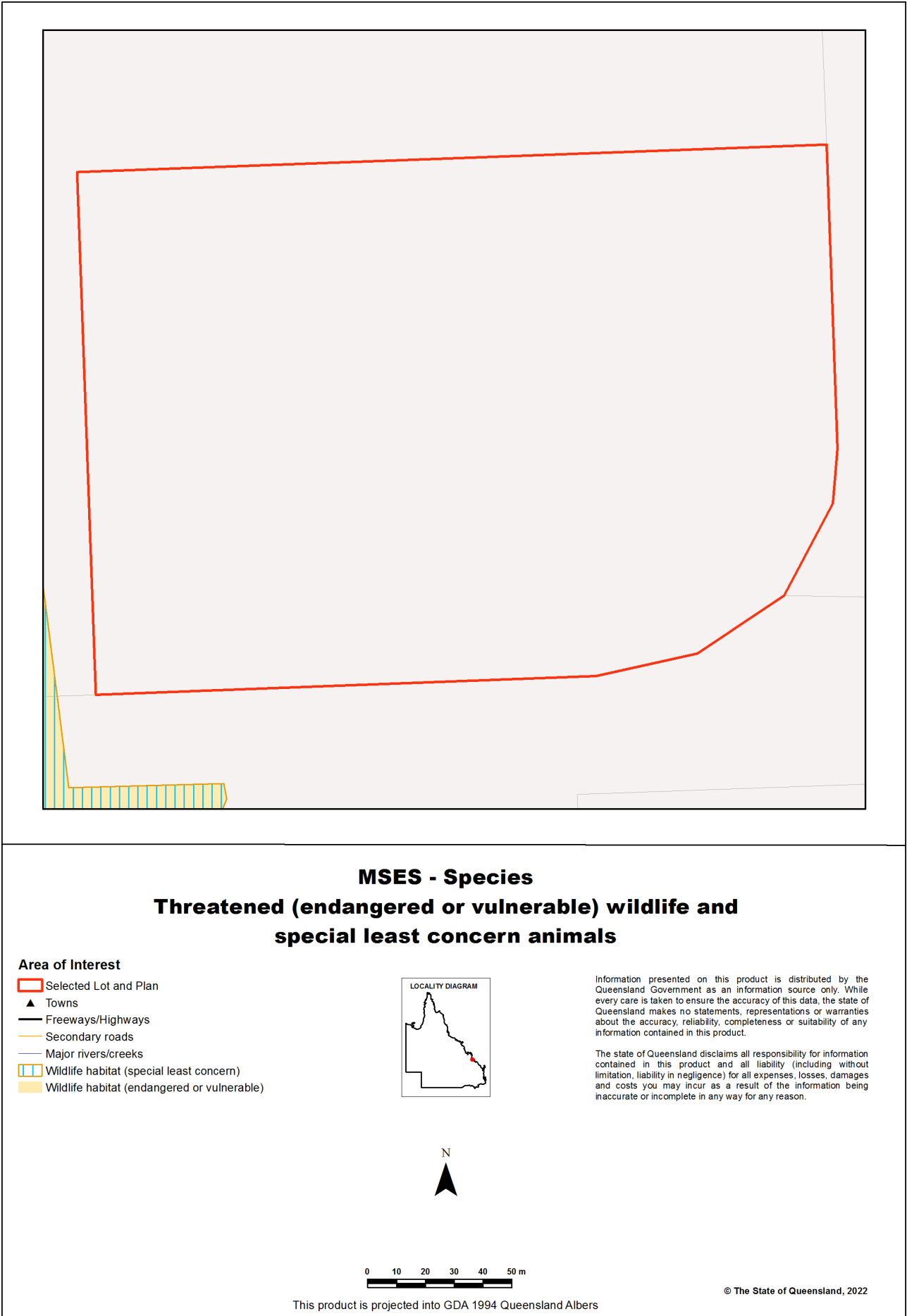
Map 1 - MSES - State Conservation Areas



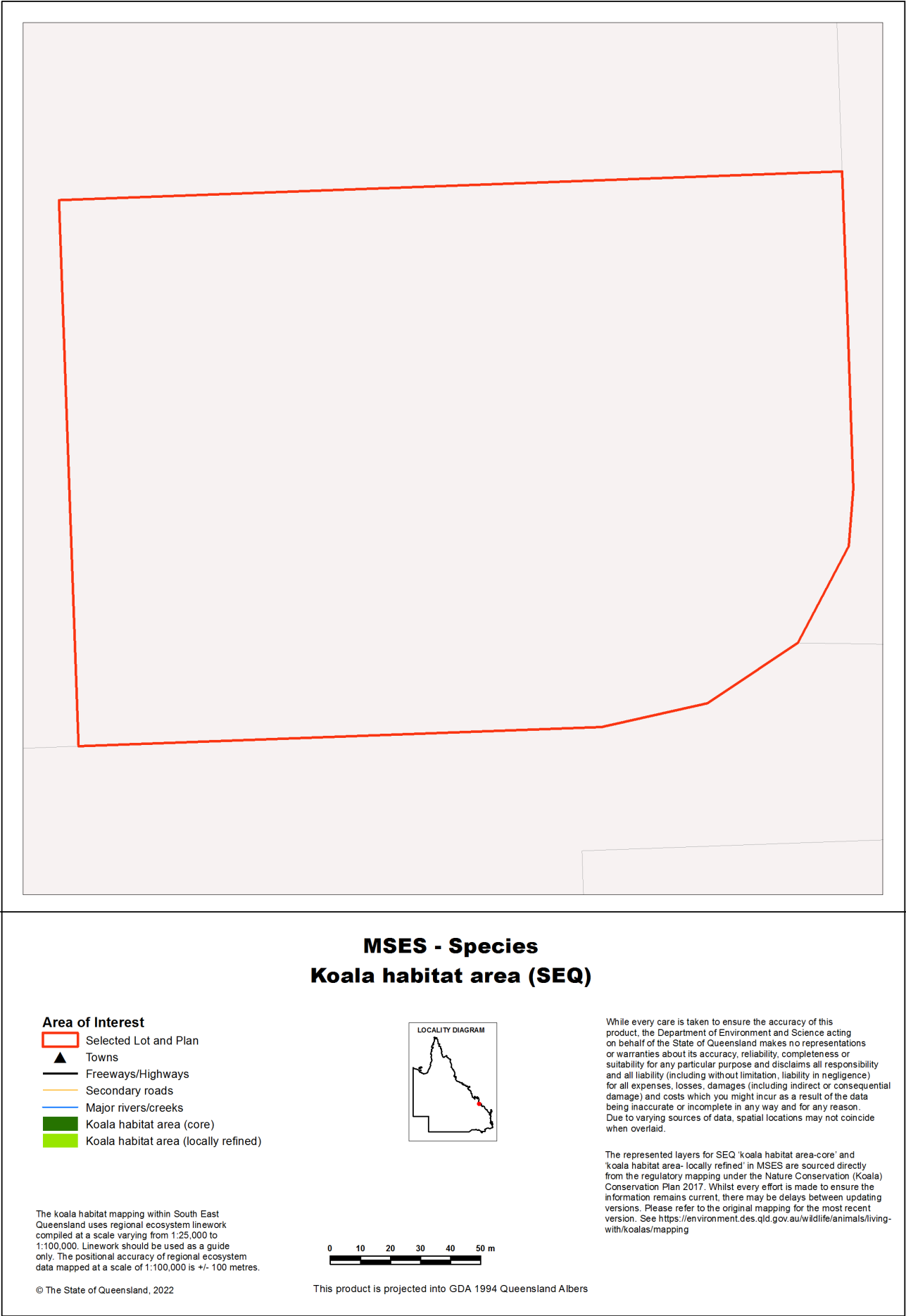
Map 2 - MSES - Wetlands and Waterways



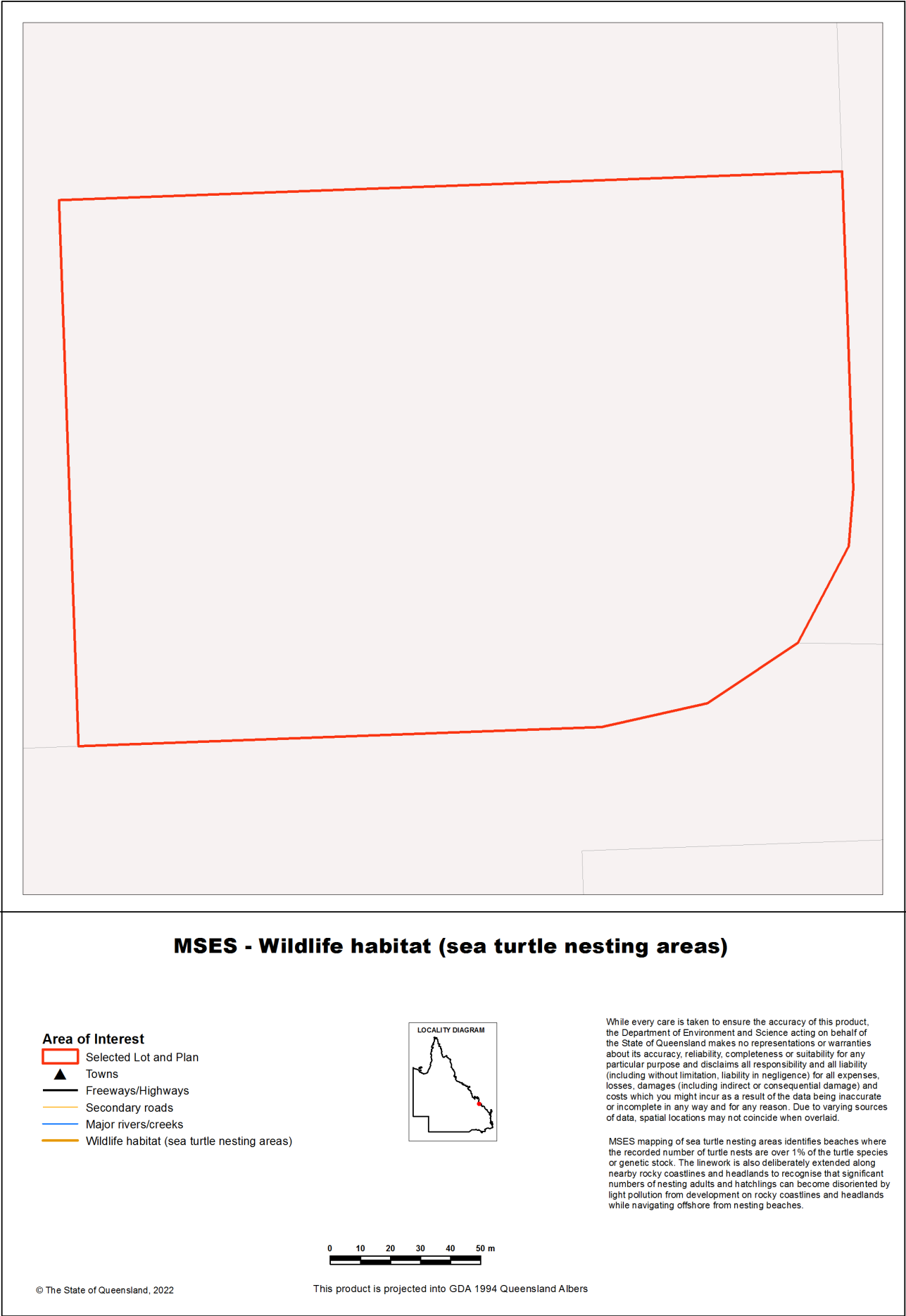
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



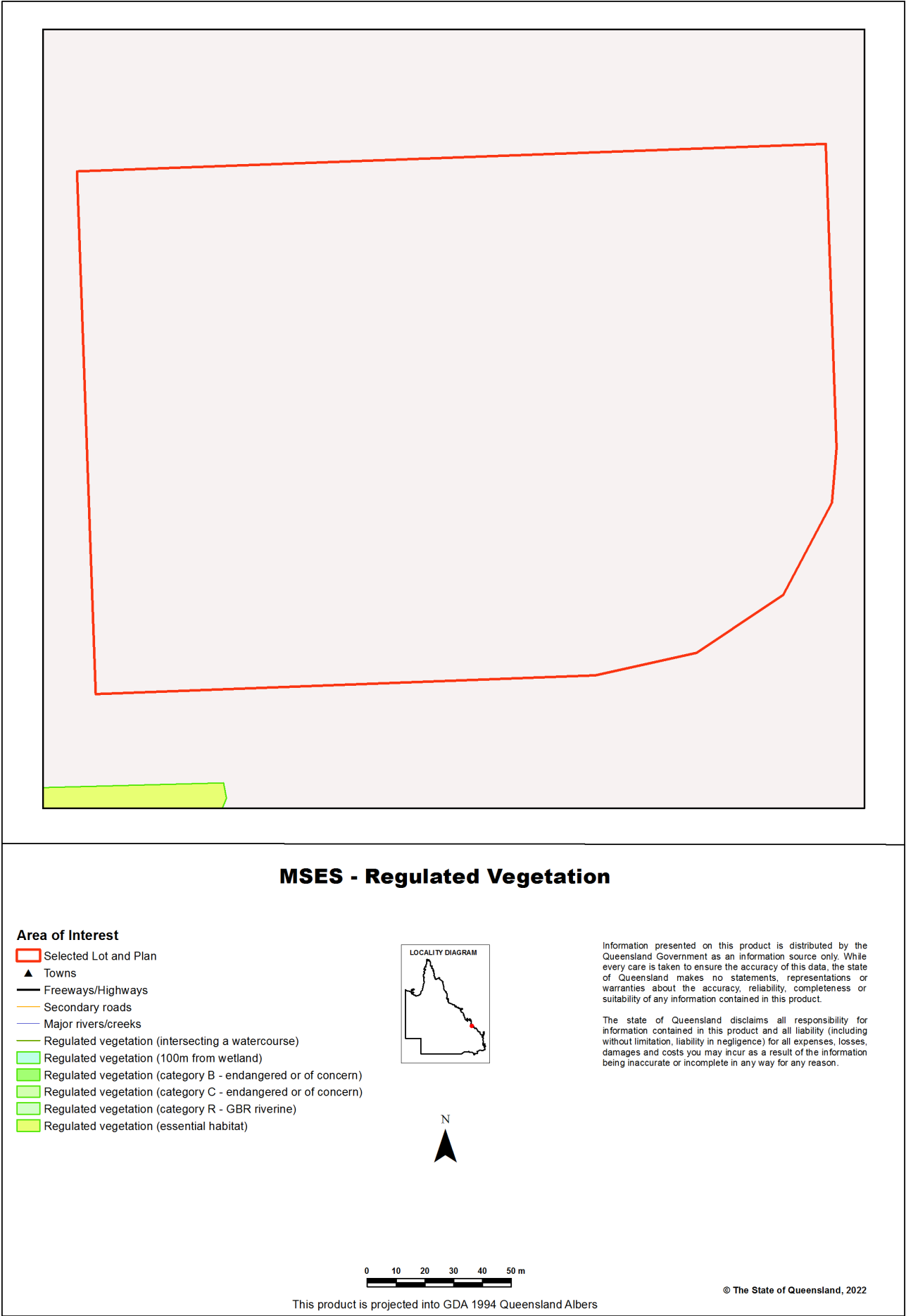
Map 3b - MSES - Species - Koala habitat area (SEQ)



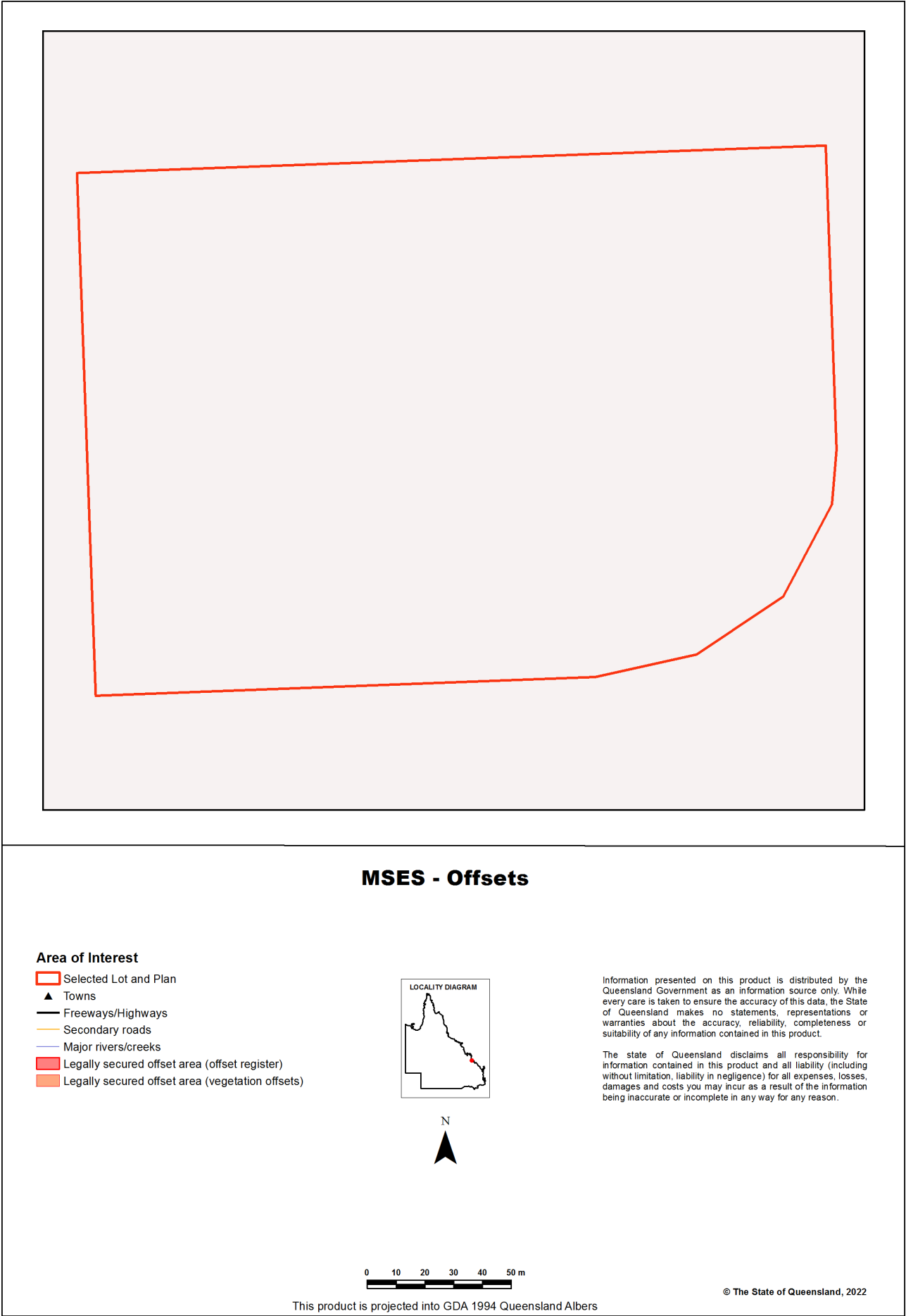
Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)



Map 4 - MSES - Regulated Vegetation



Map 5 - MSES - Offset Areas



Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

<http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html> .

Appendix 2 - Source Data

The datasets listed below are available on request from:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

| MSES layers | current QSpatial data (http://qspatial.information.qld.gov.au) |
|--|---|
| Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves | <ul style="list-style-type: none"> - Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland |
| Marine Park-Highly Protected Zones | Moreton Bay marine park zoning 2008 |
| Fish Habitat Areas | Queensland fish habitat areas |
| Strategic Environmental Areas-designated | Regional Planning Interests Act - Strategic Environmental Areas |
| HES wetlands | Map of Queensland Wetland Environmental Values |
| Wetlands in HEV waters | HEV waters: <ul style="list-style-type: none"> - EPP Water intent for waters Source Wetlands: <ul style="list-style-type: none"> - Queensland Wetland Mapping (Current version 5) Source Watercourses: <ul style="list-style-type: none"> - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000) |
| Wildlife habitat (threatened and special least concern) | <ul style="list-style-type: none"> - WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019 - Sea Turtle Nesting Areas records |
| VMA regulated regional ecosystems | Vegetation management regional ecosystem and remnant map |
| VMA Essential Habitat | Vegetation management - essential habitat map |
| VMA Wetlands | Vegetation management wetlands map |
| Legally secured offsets | Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DES |
| Regulated Vegetation Map | Vegetation management - regulated vegetation management map |

Appendix 3 - Acronyms and Abbreviations

| | |
|--------|---|
| AOI | - Area of Interest |
| DES | - Department of Environment and Science |
| EP Act | - <i>Environmental Protection Act 1994</i> |
| EPP | - Environmental Protection Policy |
| GDA94 | - Geocentric Datum of Australia 1994 |
| GEM | - General Environmental Matters |
| GIS | - Geographic Information System |
| MSES | - Matters of State Environmental Significance |
| NCA | - <i>Nature Conservation Act 1992</i> |
| RE | - Regional Ecosystem |
| SPP | - State Planning Policy |
| VMA | - <i>Vegetation Management Act 1999</i> |

Appendix E – SDAP Responses

State code 22: Environmentally relevant activities

Guideline – SDAP State code 22: Environmentally Relevant Activities provides direction on how to address this code.

Table 22.1: All development

| Performance outcomes | Acceptable outcomes | Response |
|--|--|--|
| All ERAs | | |
| PO1 Development is suitably located and designed to avoid or mitigate environmental harm to the acoustic environment . | AO1.1 Development meets the acoustic quality objectives for sensitive receptors identified in the Environmental Protection (Noise) Policy 2019. | Portside Storage is located adjacent to the Port of Rockhampton, Port Alma Terminal which is a 24-hour, 7 day-a-week facility accepting and despatching international shipments. Refer to section 6.2 in the above environmental report which considers the acoustic quality objectives in the EPP Noise. |
| PO2 Development is suitably located and designed to avoid or mitigate environmental harm to the air environment . | AO2.1 Development meets the air quality objectives of the Environmental Protection (Air) Policy 2019. | Portside Storage is located adjacent to the Port of Rockhampton, Port Alma Terminal which is a 24-hour, 7 day-a-week facility accepting and despatching international shipments. Refer to section 6.1 in this environmental report which discusses the air quality objectives in the EPP Air. |
| PO3 Development (other than intensive animal industry for poultry farming), is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses caused by odour. | No acceptable outcome is prescribed. | Portside Storage is located adjacent to the Port of Rockhampton, Port Alma Terminal which is a 24-hour, 7 day-a-week facility accepting and despatching international shipments. Refer to section 6.1.3.2 in this environmental report for how potential impacts from odour will be managed/mitigated. |
| PO4 Development is suitably located and designed to avoid or mitigate environmental harm to the | AO4.1 Development meets the management intent, water quality guidelines and objectives of the Environmental Protection (Water and Wetland | Portside Storage has appropriate mitigation measures installed to prevent impact on receiving waters. Potential |

| Performance outcomes | Acceptable outcomes | Response |
|--|--------------------------------------|---|
| receiving waters environment . | Biodiversity) Policy 2019. | impacts to waters and management strategies/mitigation measures for preventing impacts to waters in the receiving environment are discussed in section 6.3 in this environmental report. |
| PO5 Development is designed to include elements which: <ol style="list-style-type: none"> 1. prevent or minimise the production of hazardous contaminants and waste as by-products; or 2. contain and treat hazardous contaminants on-site rather than releasing them into the environment; and 3. provide secondary containment to prevent the accidental release of hazardous contaminants to the environment from spillage or leaks. | No acceptable outcome is prescribed. | No hazardous contaminants/waste is generated by the activity. Where chemicals are stored on site, they are stored appropriately within a secondary containment system. |
| PO6 Environmentally hazardous materials located on-site are stored to avoid or minimise their release into the environment due to inundation during flood events. | No acceptable outcome is prescribed. | Where chemicals are stored on site, they are stored appropriately within a secondary containment system. |
| All development – matters of state environmental significance | | |
| PO7 Development is designed and sited to: <ol style="list-style-type: none"> 1. avoid impacts on matters of state environmental significance; or 2. minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.</p> | No acceptable outcome is prescribed. | No MSES will be impacted by the proposal. |

| Performance outcomes | Acceptable outcomes | Response |
|--|---|------------------------|
| Intensive animal industry – poultry farming (ERA 4(2)) | | |
| PO8 Poultry farming development (where farming more than 200,000 birds) is suitably located and designed to avoid or mitigate environmental harm on adjacent sensitive land uses , caused by odour. | <p>AO8.1 For poultry farming involving 300,000 birds or less, development meets the separation distances as determined using the S-factor methodology to:</p> <ol style="list-style-type: none"> 1. a sensitive land use in a rural zone; and 2. boundary of a non-rural zone. <p>OR</p> <p>AO8.2 Development meets the separation distances as determined by odour modelling using the following criteria:</p> <ol style="list-style-type: none"> 1. 2.5 odour units, 99.5 percent, 1 hour average for a sensitive land use in a rural zone; or 2. 1.0 odour units, 99.5 percent, 1 hour average for the boundary of a non-rural zone. | Not applicable. |

6.7.4.3.1 Rural zone code

| Performance outcomes | | Acceptable outcomes | | | | | |
|--|---|--|---------------------|-------------------------------|--------------|---|--|
| Where involving a new building or expansion to an existing building | | | | | | | |
| Built form | | | | | | | |
| PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings. | AO1.1 The height of buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses. Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes. | Complies – The new infrastructure proposed (two new processing tanks) are of small scale and intensity and will blend in with existing and adjacent infrastructure. | | | | | |
| Land use | | | | | | | |
| Aquaculture | | | | | | | |
| PO2 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values. | AO2.1 Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture, Fisheries and Forestry Code for accepted development requirements for material change of use that is aquaculture as updated from time to time. | Not Applicable – The proposed development is for a utility installation. | | | | | |
| Dwelling house or dwelling unit | | | | | | | |
| PO3 Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land. | AO3.1 Development: (a) is set back a minimum of twenty (20) metres from all site boundaries; and (b) is separated from an existing or approved: (i) intensive animal industry by a minimum of 1,000 metres; and (ii) extractive industry operation as follows: <table><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extractive industry operation</td><td>1,000 metres</td></tr></table> | Operation | Separation distance | Extractive industry operation | 1,000 metres | Not Applicable – The proposed development is for a utility installation. | |
| Operation | Separation distance | | | | | | |
| Extractive industry operation | 1,000 metres | | | | | | |

| Performance outcomes | | Acceptable outcomes | |
|--|---|---------------------|---|
| | involving blasting | | N/A |
| | A hard rock extractive industry | 500 metres | |
| | A sand and gravel extractive industry | 200 metres | |
| | A designated haul route | 100 metres | |
| | AND | | |
| | A03.2 Where a secondary dwelling is proposed, that dwelling: (a) is contained within the same lot; and (b) is no more than eighty (80) square metres gross floor area. | | |
| PO4 Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development. | A04.1 A dwelling (a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia. | | Not Applicable – The proposed development is for a utility installation. |
| Caretaker's accommodation | | | |
| PO5 The development does not compromise the productivity of the use. | A05.1 No more than one (1) caretaker's accommodation is established on the site. | | Not Applicable – The proposed development is for a utility installation. |
| PO6 A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development. | A06.1 A caretaker's accommodation: (a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply. | | Not Applicable – The proposed development is for a utility installation. |

| Performance outcomes | | Acceptable outcomes |
|--|--|---|
| | | <p>Editor's note—A constructed road can be sealed, graded or gravel.</p> <p>Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.</p> |
| Home based business | | |
| <p>P07 Development for a home based business is operated, designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) is an appropriate scale and intensity; (b) is integrated with the primary use of the site for a dwelling house; (c) does not adversely affect the safety and private recreation needs of adjoining premises; (d) does not adversely affect the streetscape and street function; and (e) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials. | <p>A07.1 The home based business has a maximum gross floor area of 100 square metres.</p> <p>AND</p> <p>A07.2 The home based business is carried out within an existing building or structure.</p> <p>Note—This does not include the parking of vehicles.</p> <p>AND</p> <p>A07.3 Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>A07.4 The home based business involves a minimum of one (1) resident of the dwelling.</p> <p>AND</p> <p>A07.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p>AND</p> <p>A07.6</p> | <p>Not Applicable – The proposed development is for a utility installation.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> |

| Performance outcomes | Acceptable outcomes | |
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| | <p>The home based business contains visitor parking within the site.</p> <p>AND</p> <p>AO7.7 The home based business where for bed and breakfast accommodation:</p> <p>(a) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and</p> <p>(b) guests stay a maximum of fourteen (14) consecutive nights.</p> <p>AND</p> <p>AO7.8 Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p>AND</p> <p>AO7.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p>AND</p> <p>AO7.10 The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross</p> | <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> |

| Performance outcomes | Acceptable outcomes | |
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| | <p>vehicle mass of 4.5 tonnes tare weight.</p> <p>AND</p> <p>AO7.11 Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>, as updated from time to time.</p> | N/A |
| Additional outcomes for home based business involving heavy vehicles | | |
| <p>PO8 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p> | <p>AO8.1 A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.</p> <p>AND</p> <p>AO8.2 Heavy vehicles and heavy trailers:</p> <ul style="list-style-type: none"> (a) each heavy vehicle or heavy trailer does not exceed a gross vehicle mass of more than 4.5 tonnes; (b) are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes; (c) if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and (d) do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot. <p>AND</p> <p>AO8.3 The business does not include the loading or unloading of vehicles or storage of goods.</p> <p>AND</p> | <p>Not Applicable – The proposed development is for a utility installation.</p> <p>N/A</p> <p>N/A</p> |

| Performance outcomes | | Acceptable outcomes | |
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| | | AO8.4 The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road. AND | N/A |
| | | AO8.5 Heavy vehicles are stored onsite and located a minimum distance of: (a) twenty (20) metres from the frontage; and (b) fifteen (15) metres from side and rear boundaries. AND | N/A |
| | | AO8.6 Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs. | N/A |
| Roadside stall | | | |
| PO9 A roadside stall: (a) does not impact on the amenity of adjoining land uses and the surrounding area; (b) does not adversely affect the safety and efficiency of the road network; (c) is ancillary to the farming use conducted on the same site; and (d) sells only fresh produce grown locally. | AO9.1 Any structure used for a roadside stall: (a) has a maximum floor area of twenty (20) square metres; (b) is located entirely within the property and not on the road reserve; and (c) is set back from any boundary adjoining residential premises a minimum of six (6) metres. AND AO9.2 Site access, car parking and storage areas: (a) are located entirely within the property and not on the road reserve; and (b) use the same driveway as the primary property access. AND AO9.3 | Not Applicable – The proposed development is for a utility installation. < | |

| Performance outcomes | | Acceptable outcomes |
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| | The roadside stall is associated with a rural use conducted on the same site. | |
| Rural workers' accommodation | | |
| PO10 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses. | AO10.1 On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses. | Not Applicable – The proposed development is for a utility installation. |
| PO11 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development. | AO11.1 Rural workers' accommodation: (a) has a legal access to a constructed road; and (b) where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia. | Not Applicable – The proposed development is for a utility installation. |
| Effects of development | | |
| PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection. | AO12.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 – Control of the obtrusive effects of outdoor lighting, as updated from time to time. | Not Applicable – The proposed development is for a utility installation. |
| Where in the Alton Downs precinct Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence. | | |
| PO13 Residential uses are sufficiently separated from road frontages in order to protect the amenity of residents and to ensure the character of the area is maintained. | AO13.1 A dwelling house is setback a minimum of six (6) metres from front boundaries. Note—There is no specific setback to any other boundary. | Not Applicable – The subject site is not located within the Alton Downs precinct. |

| Performance outcomes | | Acceptable outcomes |
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| General | | |
| <p>PO14 Development that does not involve rural uses:</p> <ul style="list-style-type: none"> (a) is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries. <p>Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13.</p> <p>Editor's note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture.</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies –</p> <ul style="list-style-type: none"> a) The subject site is not mapped as agricultural land. b) The proposed development does not pose a risk to the rural zone or the adjoining special purpose zone. c) The subject site is adequately located amongst other Portland uses where contact with sensitive uses is minimal. |
| <p>PO15 Uses that require isolation from urban areas are accommodated only where:</p> <ul style="list-style-type: none"> (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and (c) potential impacts can be appropriately managed. <p>Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline – State Interest – Agriculture and consult with the relevant</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies –</p> <ul style="list-style-type: none"> (a) Due to the nature of the development and the subject site having a existing connection with the Port Alma operations, this location is the most suitable for the proposal. (b) The proposed development is appropriately located apart from sensitive uses (c) The proposed development will cope with all potential impacts according with the policies and regulations. |

| Performance outcomes | | Acceptable outcomes |
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| State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008. | | |
| PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to: <ul style="list-style-type: none"> (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity. | No acceptable outcome is nominated. | Complies – Refer to Appendix J – Environmental Report prepared by STEER Environmental. |
| Land use | | |
| Animal keeping – kennels or catteries | | |
| PO17 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: <ul style="list-style-type: none"> (a) animals are securely housed; (b) the use does not create a nuisance beyond the site boundaries; and (c) the use does not create adverse environmental impacts. | AO17.1 Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares. AND AO17.2 Animal enclosures are set back a minimum of 250 metres from any sensitive land use. AND AO17.3 Buildings used for animal keeping are: <ul style="list-style-type: none"> (a) constructed with impervious reinforced concrete floors; and | Not Applicable – The proposed development is for a utility installation. N/A N/A |

| Performance outcomes | | Acceptable outcomes | | | | | | | | | |
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| | <p>(b) gravity drained to the effluent collection/treatment point.</p> <p>AND</p> <p>AO17.4 Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00.</p> <p>AND</p> <p>AO17.5 A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p> <p>AND</p> <p>AO17.6 Animal enclosures are set back to roads, streets and water resources as follows:</p> <table><tr><th>Location</th><th>Setback</th></tr><tr><td>Road frontages</td><td>50 metres</td></tr><tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100 metres</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30 metres</td></tr></table> | Location | Setback | Road frontages | 50 metres | Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds | 100 metres | Top bank of dry or perennial gully | 30 metres | | <p>N/A</p> <p>N/A</p> <p>N/A</p> |
| Location | Setback | | | | | | | | | | |
| Road frontages | 50 metres | | | | | | | | | | |
| Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds | 100 metres | | | | | | | | | | |
| Top bank of dry or perennial gully | 30 metres | | | | | | | | | | |
| Aquaculture | | | | | | | | | | | |
| PO18 Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on | AO18.1 Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface area are carried | Not Applicable – The proposed development is for a utility installation. | | | | | | | | | |

[illegible]

| Performance outcomes | Acceptable outcomes | |
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| <p>(a) animals are securely housed;</p> <p>(b) the use does not create a nuisance on adjoining sensitive land uses;</p> <p>(c) buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection/treatment point;</p> <p>(d) animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and</p> <p>(e) a person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p> <p>Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline – State Interest – Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2008 or Environmental Protection (Noise) Policy 2008.</p> | | |
| <p>PO21</p> <p>Intensive animal industry does not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.</p> | <p>No acceptable outcome is nominated.</p> | <p>N/A</p> |
| <p>PO22</p> <p>Intensive animal industry is not located within:</p> <p>(a) a declared catchment area; or</p> | <p>No acceptable outcome is nominated.</p> | <p>N/A</p> |

| Performance outcomes | | Acceptable outcomes | |
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| (b) a declared groundwater area. | | | |
| PO23 Intensive animal industry has suitable access to road or rail infrastructure via a sealed road to an access point with a state controlled road. | | No acceptable outcome is nominated. | N/A |
| Intensive horticulture | | | |
| PO24 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture: <ul style="list-style-type: none"> (a) is contained and treated so that nutrients and sediments can be removed from the water; (b) where possible, treated water is re-used; and (c) waste water is only disposed of when acceptable nutrient levels are achieved. Editor's note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture. Editor's note—The <i>Environmental Protection (Water) Policy 2009</i> applies to intensive horticultural uses. | | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |
| PO25 Intensive horticulture activities are not located within: <ul style="list-style-type: none"> (a) a declared catchment area; or (b) a declared groundwater area. | | No acceptable outcome is nominated. | N/A |
| Outdoor sport and recreation or community use | | | |
| PO26 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to: <ul style="list-style-type: none"> (a) minimise adverse impacts on the agricultural productive | | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |

| Performance outcomes | | Acceptable outcomes | |
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| (b) | capacity of the site and the locality; | | |
| | minimise impacts on the amenity of the locality, in particular noise (including limiting the hours of operation), odour, light and dust emissions; and | | |
| (c) | operate within the safe and effective design capacity of the region's road system. | | |
| Renewable energy facility – wind farms | | | |
| PO27 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity. | | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |
| Rural workers' accommodation, farm stay and tourism uses | | | |
| PO28 Tourism, short-term accommodation (farm stay) and rural workers' accommodation uses are: (a) associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and (b) not located in areas identified on the Agricultural Land Classification (ALC) overlay maps. | | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |
| Transport and freight uses | | | |
| PO29 Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone. | | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |
| Effects of development | | | |
| PO30 Effective separation distances are provided to minimise | | No acceptable outcome is nominated. | Complies – the subject site is well separated from sensitive land uses. |

| Performance outcomes | Acceptable outcomes | |
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| <p>conflicts with sensitive land use(s).</p> <p>Editor's note—Where potential conflicts between agricultural and residential land uses may occur, applicants should refer to State Planning Policy Guideline – State Interest – Agriculture. Applicants should consult with the relevant State government department prior to the lodgement of a development application.</p> | | |
| <p>PO31</p> <p>Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structures; (b) visibility of buildings and structures when viewed from roads and other public view points; and (c) any heritage places. | No acceptable outcome is nominated. | <p>Complies – The proposed development integrates seamlessly to the surrounding uses with an appropriately scale of buildings and structures.</p> |
| <p>PO32</p> <p>Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; (f) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (g) there is adequate buffering, screening or | No acceptable outcome is nominated. | <p>Complies – The proposed development does not alter the existing topography within and outside the premises and do not modify the existing infrastructure services available in the area.</p> |

| Performance outcomes | | Acceptable outcomes |
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| separation to adjoining development. | | |
| PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property. | No acceptable outcome is nominated. | Complies – The proposed development does not pose a risk for the community or the property. All potential impact will be managed adequately according to the regulations. |
| Reconfiguring a lot | | |
| PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values. | AO34.1 Unless otherwise stated in a precinct the minimum lot size is 100 hectares. | Not Applicable – The proposed development is for a utility installation. |
| Where in the Alton Downs precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence. | | |
| PO35 Development: <ul style="list-style-type: none"> (a) is compatible with the residential amenity of the area and avoids impacts on surrounding dwellings; and (b) has adequate water supply and sewerage treatment and disposal. | No acceptable outcome is nominated. | Not Applicable – The subject site is not located within the Alton Downs precinct. |
| PO36 The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes. | AO36.1 The minimum lot size in the precinct is eight (8) hectares. AND AO36.2 Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved. | Not Applicable – The subject site is not located within the Alton Downs precinct. |
| Where in the cropping and intensive horticulture precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence. | | |
| PO37 Rural industries are established only where associated with rural production in the immediate vicinity. | No acceptable outcome is nominated. | Not Applicable – The subject site is not located within the this precinct. |

| Performance outcomes | Acceptable outcomes | |
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| PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses. | AO38.1 The minimum lot size in the precinct is forty (40) hectares. | Not Applicable – The subject site is not located within the this precinct. |

8.2.6.3.1 Coastal protection overlay code

| Performance outcomes | Acceptable outcomes |
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| Development in coastal hazard areas – medium or high hazard or coastal erosion prone areas Editor's note—Refer to overlay maps OM-6A and OM-6B | |
| <p>PO1 Development within a coastal hazard area or erosion prone area:</p> <p>(a) is located, designed and constructed to avoid adverse coastal hazard impacts; and</p> <p>(b) has siting and layout that responds to flooding potential and maintains personal safety at all times.</p> | <p>AO1.1 Floor levels of all habitable rooms are at least 500 millimetres above the defined storm tide event (DSTE) level.</p> <p>Editor's Note—The following defined storm tide event level applies:</p> <ul style="list-style-type: none"> Rockhampton HAT Zone: 9.90 metres AHD Port Alma HAT Zone: 10.75 metres AHD <p>To determine finished floor level, 500 millimetres is to be added to the DSTE level.</p> <p>Editor's Note— Refer to overlay map OM-16B and OM-16C for information regarding the defined storm tide event level.</p> <p>AND</p> <p>AO1.2 All services and utilities connected to the property (including electrical outlets) are designed, located and installed at least 500 millimetres above the defined storm tide event level.</p> <p>AND</p> <p>AO1.3 Ground floors are not enclosed underneath to allow for flow-through water movement.</p> <p>AND</p> <p>AO1.4 A small lower level enclosure of no more than five (5) square metres accommodates a laundry or workshop use and is constructed from flood resilient materials.</p> <p>Complies – The development is for a utility installation and does not include habitable rooms.</p> <p>Complies – The existing and proposed services and utilities are at least 500mm above the defined storm tide event level.</p> <p>Alternative solution – The existing tanks have been appropriately sealed to ensure possibly harmful substances are appropriately secured. In the event of storm tide inundation, water can comfortably circulate around the existing structures. The new tanks proposed are elevated above 500mm from ground level to ensure water can free flow underneath.</p> |

| Performance outcomes | Acceptable outcomes | |
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| | Note—Where a conflict exists between the flood hazard overlay code and the coastal protection overlay code, the highest defined event level prevails. | Not applicable – The development is for a utility installation. |
| Development in coastal erosion prone areas Editor's note—Refer to overlay map OM-6A | | |
| PO2 Coastal-dependent development or redevelopment must: <ul style="list-style-type: none"> (a) locate built structures outside of the erosion prone area; or (b) demonstrate that it is not reasonable to locate the development outside the erosion prone area; or (c) locate built structures and services (water, power and sewerage) landward of the alignment of adjacent habitable buildings; or (d) where (a), (b) or (c) cannot be met, the following is achieved: <ul style="list-style-type: none"> (i) the development footprint within the erosion prone area is minimised and is located as far landward as practicable; (ii) the development is designed to accommodate for future erosion events; (iii) buildings or structures are able to be decommissioned, disassembled or relocated either on the site or to another site; and (iv) on-site protection works are installed and maintained. | No acceptable outcome is nominated. | Not applicable – The proposal is not for a coastal-dependant development. |
| PO3 Development that is not for a coastal-dependent land use: | No acceptable outcome is nominated. | Complies – The entire site is mapped as erosion prone and many structures are already existing. Therefore it is not |

| Performance outcomes | Acceptable outcomes | |
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| <p>(a) is located outside of the erosion prone area; or</p> <p>(b) where it only involves redevelopment that intensifies the use of a site, it mitigates any increase in risk to people and property from adverse coastal erosion impacts, having regard to:</p> <ul style="list-style-type: none"> (i) ensuring the development footprint within the erosion prone area is minimised and is located as far landward as possible; (ii) the practical design life of the development in the context of future erosion threat; (iii) the ability for buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site; and (iv) installing and maintaining on-site protection works. | | <p>reasonable to locate the proposal outside the erosion prone area.</p> <p>(d) (i) The development footprint has been minimised and located as landward as possible.</p> <p>(ii) & (iii) The development is also adequately designed to accommodate future erosion and new structures would be able to be dismantled if necessary.</p> <p>(iv) Regular inspections of erosion and protection works (if necessary) are proposed. Please refer to Appendix J.</p> |
| <p>P04</p> <p>Development (not including coastal dependent development) is set back as far landward as possible to maintain the amenity and use of the coast</p> | <p>AO4.1</p> <p>For development within the urban area, development (including all buildings and other permanent structures such as swimming pools and retaining walls) are set back not less than six (6) metres from the seaward boundary of the lot.</p> | <p>Complies – The proposed development is located approximately 229 m from the coast.</p> |
| <p>P05</p> <p>Coastal dependent development minimises the risk to people and property from adverse coastal erosion impacts by:</p> <ul style="list-style-type: none"> (a) installing and maintaining coastal protection works; or (b) locating, designing and constructing relevant buildings or structures | <p>No acceptable outcome is nominated.</p> | <p>Complies – The proposed development build form and location does not negatively impact the community or the property.</p> |

| Performance outcomes | Acceptable outcomes | |
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| <p>(c) to withstand coastal erosion impacts; or allowing for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise, and avoids the need for additional coastal protection work.</p> | | |
| <p>PO6 Development in an erosion prone area must demonstrate that it will:</p> <p>(a) maintain, protect and enhance vegetation on coastal landforms outside a port, where its removal or damage may:</p> <p>(i) destabilise the area and increase the potential for erosion; or</p> <p>(ii) interrupt natural sediment trapping processes; or</p> <p>(iii) interrupt dune or land building processes;</p> <p>(b) maintain sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes can not be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards;</p> <p>(c) maintain physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;</p> <p>(d) prevent increasing the risk of shoreline erosion for areas adjacent to the development footprint unless the development is an erosion control structure; and</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies – The proposed development will not negatively impact the coastal landform.</p> |

| Performance outcomes | Acceptable outcomes | |
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| <p>(e) allow for natural fluctuations of the coast to occur which minimises the need for additional coastal protection work.</p> <p>Editor's note—A report that is certified by a registered professional engineer with a development application is to be submitted.</p> | | |
| Development in coastal hazard areas – medium or high hazard area Editor's note—Refer to overlay map OM-6B | | |
| <p>PO7 Development within an urban area (including residential, rural residential and emerging community zones) that is not for a coastal-dependent development, or temporary, readily relocatable or able to be abandoned structures or essential community infrastructure is:</p> <p>(a) located outside the high hazard area; or</p> <p>(b) it is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment (addressing its vulnerability to storm tide inundation and the proposed access to and protection of evacuation routes), that must be prepared to support the development proposal.</p> <p>Editor's note—Refer to SC6.7 – Coastal protection management planning scheme policy for further guidance.</p> | <p>No acceptable outcome is nominated.</p> | <p>Not Applicable – The proposed development is not located in a coastal hazard area.</p> |
| <p>PO8 Development within an urban area (including residential and emerging community zones) and the rural residential zone, that is not for a coastal-dependent land use, or</p> | <p>No acceptable outcome is nominated.</p> | <p>Not Applicable – The proposed development is not located in a coastal hazard area.</p> |

| Performance outcomes | Acceptable outcomes | |
|--|-------------------------------------|---|
| <p>temporary, readily relocatable or able to be abandoned structures or essential community infrastructure is located outside a medium coastal hazard area unless:</p> <p>(a) it does not result in an increase in the intensity of development on the site; or</p> <p>(b) the development is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment (addressing its vulnerability to sea-level rise and storm tide inundation and the proposed access to and protection of evacuation routes), that must be prepared to support the development proposal.</p> <p>Editor's note—Refer to SC6.7 – Coastal protection management planning scheme policy for further guidance.</p> | | |
| <p>PO9 In non-urban areas, urban or rural residential development does not occur in a coastal hazard – medium or high hazard area.</p> | No acceptable outcome is nominated. | Not Applicable – The proposed development is not located in a coastal hazard area. |
| <p>PO10 Development avoids the release of hazardous materials during storm tide events.</p> | No acceptable outcome is nominated. | Not Applicable – The proposed development is not located in a coastal hazard area. |
| Public access | | |
| <p>PO11 Development ensures public access to and along the state coastal land and coastal waters is provided to a safe and serviceable standard and is not impeded by private use of the coastal resource.</p> | No acceptable outcome is nominated. | Complies - The development does not impact public access. |
| Coastal-dependent development – minor public marine development | | |

| Performance outcomes | Acceptable outcomes | |
|--|---|--|
| PO12 New minor public marine development co-locates with existing public marine infrastructure. | No acceptable outcome is nominated. | Not applicable - The proposal is not for a minor public marine development. |
| PO13 New locations for minor public marine development are only supported where: (a) there are no public landing facilities servicing the same part of the Fitzroy River or to and along state coastal land; or (b) it is established that there is a demonstrated need for the facility in the proposed location. Editor's note—Minor public marine development refers to maritime facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose. | No acceptable outcome is nominated. | Not applicable - The proposal is not for a minor public marine development. |
| Reconfiguring a lot | | |
| PO14 Development does not result in the creation of additional lots in areas subject to coastal hazards. | AO14.1 Reconfiguring a lot does not result in new lots within the coastal hazard – medium or high hazard. | Not applicable – The proposal does not include Reconfiguring a lot. |
| PO15 Where land containing an erosion prone area identified on map OM-6A is required to create additional lots, the erosion prone area is to be maintained as a development-free buffer zone. | No acceptable outcome is nominated. | Not applicable – The proposal does not include Reconfiguring a lot. |

9.2.2.3.1 Telecommunications facilities and utilities code

| Performance outcomes | | Acceptable outcomes |
|---|---|---------------------|
| Telecommunications facility | | |
| Location | | |
| PO1 The location of a telecommunications facility does not adversely impact the amenity, health or visual character of a residential zone or other sensitive locations, including national parks and surrounding ranges. | AO1.1 Development is not located in the following zones: (a) residential zone category; or (b) rural residential zone; or (c) emerging community zone; or (d) environmental management and conservation zone. | N/A |
| Visual integration | | |
| PO2 Development is visually integrated with the surrounding area to ensure it does not visually dominate and is not visually obtrusive, having regard to: (a) scale; (b) height; (c) bulk; (d) materials and colour; and (e) aesthetic appearance. | AO2.1 AO2.1.1 If the development is a freestanding structure (that is, not attached to a building), the height does not exceed whichever is the taller of the following: (a) the height limit specified on the airport environs overlay (relating to the airport heights for Rockhampton); and (b) for areas outside of the airport environs overlay: (i) the maximum height of buildings allowable within a twenty (20) metre radius of the proposed facility; or (ii) the top of the predominant tree canopy within twenty (20) metres of the proposal. OR AO2.1.2 The development is: (a) collocated on an existing tower, or as a co-tenant on a new tower; or (b) located on or as part of a new or existing building. | N/A |
| PO3 Development: (a) is camouflaged through use of colours and materials which blend into the visual landscape (earth tones); and | No acceptable outcome is nominated. | N/A |

[illegible]

| Performance outcomes | | Acceptable outcomes |
|--|--|--|
| | | AO6.3 Excavation and filling is minimised and earthworks are stabilised or retained. |
| Amenity | | |
| P07 Development does not adversely impact on existing or future residential premises, or other sensitive receiving environments. | AO7.1 If the development is a freestanding structure (that is, not attached to a building), the following minimum separation distances are achieved: <ul style="list-style-type: none"> (a) 300 metres to an educational establishment, child care centre, retirement facility, or other sensitive receiving environments; or (b) 150 metres to a dual occupancy, dwelling house, dwelling unit or multiple dwelling. | N/A |
| P08 Telecommunications facilities do not cast shadows such that the amenity and character of adjoining premises or a public place is unacceptably reduced. | AO8.1 Telecommunications facilities with a height in excess of 8.5 metres do not result in the loss of sunlight falling on more than twenty (20) per cent of an open space area of a residential use or a public place for a period in excess of three (3) hours on any day of the year. | N/A |
| P09 Development prevents or minimises the generation of any noise such that: <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby noise sensitive areas; (b) applicable legislative requirements are met; and (c) desired ambient noise levels for residential zoned areas are not exceeded. | AO9.1 Development provides that: <ul style="list-style-type: none"> (a) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj.T}$ at a noise sensitive place do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 5db(A) between the hours of 07:00 and 22:00; and (ii) background noise level plus 3db(A) between the hours of 22:00 and 07:00; and (b) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj.T}$ at a business place do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 10db(A) between the hours of 07:00 and 22:00; and | N/A. |

[illegible]

| Performance outcomes | Acceptable outcomes | |
|---|---|--|
| Visual integration, character and amenity | | |
| <p>PO13</p> <p>Development is designed to be visually unobtrusive and blend with the character of the locality by:</p> <p>(a) ensuring the bulk, height and scale of the facility is consistent with surrounding development;</p> <p>(b) extensive landscaping and building colours which blend with the landscape; and</p> <p>(c) ensuring transformers are not visible from the property boundary or public place.</p> | <p>No acceptable outcome is nominated.</p> | <p>Complies – The proposal is reusing established infrastructure. The development is well setback from road frontages and public view.</p> |
| <p>PO14</p> <p>Development is well set back and screened from adjoining sensitive land use(s) to reduce potential impacts of light, noise, glare, overshadowing or visual obtrusiveness.</p> | <p>AO14.1</p> <p>AO14.1.1</p> <p>Development is set back a minimum of fifteen (15) metres from all common boundaries with a sensitive land use or residential zone.</p> <p>OR</p> <p>AO14.1.2</p> <p>Development is set back a minimum of seven (7) metres from common boundaries with a non-sensitive use or non-residential zone.</p> <p>AND</p> <p>AO14.2</p> <p>Where development extends or reuses existing structures, that setback is not decreased.</p> <p>AND</p> <p>AO14.3</p> <p>A minimum three (3) metre wide deep planting area is provided along the full length of all boundaries, except where broken by access driveways or pedestrian entries.</p> <p>AND</p> <p>AO14.4</p> | <p>Complies – The proposed development does not adjoin sensitive land uses or residentially zoned areas.</p> <p>The utility installation is appropriately setback from all common boundaries.</p> <p>Complies – The proposed development maintains the existing setbacks.</p> <p>Alternative Solution – Due to the nature of the development and the subject site characteristics, additional landscaping is not proposed for the development.</p> <p>Alternative Solution – As above.</p> |

| Performance outcomes | | Acceptable outcomes |
|--|--|---|
| | | Development is carried out in accordance with the provisions of SC6.12 – Landscape design and street trees planning scheme policy. |
| PO15 Development prevents or mitigates the generation of unreasonable noise impacts to: <ul style="list-style-type: none"> (a) prevent noise nuisance; and (b) ensure ambient noise levels are consistent with the prevailing character of the area. | AO15.1 Development provides that: <ul style="list-style-type: none"> (a) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj.T}$ at a sensitive land use do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 5dB(A) between the hours of 07:00 and 22:00; and (ii) background noise level plus 3dB(A) between the hours of 22:00 and 07:00; and (b) noise levels measured as the adjusted maximum sound pressure level $L_{Amax, adj.T}$ at a business premises does not exceed: <ul style="list-style-type: none"> (i) background noise level plus 10dB(A) between the hours of 07:00 and 22:00; and (ii) background noise level plus 8dB(A) between the hours of 22:00 and 07:00. | Complies – The proposed development does not generate significant levels of noise. Refer to Appendix J – Environmental Report prepared by STEER. |
| Environmental impact | | |
| PO16 Development does not negatively impact on the natural environment, having regard to: <ul style="list-style-type: none"> (a) sensitive habitat; (b) remnant vegetation; (c) soil erosion; and (d) waterways. | No acceptable outcome is nominated. | Complies – The proposed development does not generate significant levels of noise. Refer to Appendix J – Environmental Report prepared by STEER. |
| Safety | | |
| PO17 Development includes security fencing along all property boundaries to prevent unauthorised entry and clearly define the boundaries of a potentially hazardous use. | AO17.1 Development includes a security fence around the entire perimeter of the site at a minimum height of 1.8 metres from ground level. | Complies – The subject site is fenced. |
| PO18 Development incorporates access control arrangements including: | No acceptable outcome is nominated. | Complies – The proposed development incorporates control access to the premises. |

| Performance outcomes | Acceptable outcomes | |
|---|-------------------------------------|---|
| <p>(a) providing warning information signs on all boundaries to prevent unauthorised entry;</p> <p>(b) minimising the number and width of entry points; and</p> <p>(c) providing safe vehicular access to the site.</p> | | |
| <p>PO19 The proposed major electricity infrastructure aims to:</p> <p>(a) maximise collocation with other existing powerlines and easements; and</p> <p>(b) avoid, where possible, location near residential uses.</p> | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |
| Upgrading an existing substation or bulk supply substation only | | |
| <p>PO20 When the proposal involves the upgrade of an existing substation to a bulk supply substation, the existing substation is:</p> <p>(a) in a location where viable corridors are accessible to connect 110kV powerline infrastructure to the site; and</p> <p>(b) in proximity to existing powerline infrastructure, to ensure that additional powerline infrastructure is minimised.</p> | No acceptable outcome is nominated. | Not Applicable – The proposed development is for a utility installation. |

9.3.1.3.1 Access, parking, and transport code

| Performance outcomes | | Acceptable outcomes |
|--|--|--|
| Access driveways | | |
| <p>PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account:</p> <ul style="list-style-type: none"> (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system. | <p>AO1.1 Access driveways are not located within:</p> <ul style="list-style-type: none"> (a) twenty-five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset. | <p>Complies – The proposal will retain and reuse the existing access driveway along Bajool-Port Alma Road.</p> |
| <p>PO2 Access driveways do not disrupt existing road or footpath infrastructure.</p> | <p>AO2.1 Access driveways:</p> <ul style="list-style-type: none"> (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be | <p>Complies – The proposal will retain and reuse the existing access driveway along Bajool-Port Alma Road. Therefore, the relocation of any infrastructure is not required.</p> |

| Performance outcomes | Acceptable outcomes | |
|--|--|--|
| PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone. | No acceptable outcome is nominated. | Complies - The subject site has will gain access only from Bajool-Port Alma Road. |
| PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents. | AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. AND AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282. | N/A N/A |
| PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings. | No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance. | N/A |
| PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity. | No acceptable outcome is nominated. | Complies – All parking areas will be accessible during all hours of operation. |
| Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements. | | |

| Performance outcomes | Acceptable outcomes | |
|---|---|--|
| <p>PO11 Development contributes to the creation of a transport network which is designed to:</p> <ul style="list-style-type: none"> (a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and (b) encourage people to walk, cycle or use public transport to and from the site instead of using a car. | <p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.</p> | <p>Complies – The subject site is located within an established portland area and does not negatively impact the surrounding transport network.</p> |
| <p>PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p> | <p>AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 – Road infrastructure and hierarchy planning scheme policy.</p> <p>AND</p> <p>AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p>AND</p> <p>AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 – Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p> | <p>Complies – The proposed development does not generate substantial traffic numbers.</p> <p>Complies – The development is for a utility installation and does not propose any transport networks.</p> <p>Complies – The subject site is located within an established urban area and does not require an upgrade to the surrounding transport network.</p> |
| <p>PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p> <ul style="list-style-type: none"> (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the | <p>No acceptable outcome is nominated.</p> | <p>Not Applicable - The development is for a utility installation and does not propose any pick-up facilities.</p> |

| Performance outcomes | | Acceptable outcomes | |
|---|--|--|--|
| (c) | development by pedestrian pathway; and provide for pedestrian priority and clear sightlines. | | |
| Site access | | | |
| PO14 Development does not impact on the safety, operation or function of the road network or system. | AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time. AND AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 – Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. AND AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 – Road infrastructure and hierarchy planning scheme policy. | Complies – All vehicle manoeuvring into and from the site does not negatively impact the safety of local road users. Complies – The subject site is located along Bajool-Port Alma Road classified as a State Controlled Road. Not Applicable – The proposed development does not create more than 100 vehicle movements per day. | |
| PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements. | No acceptable outcome is nominated. | Complies – Development allows to provide and upgrade the transportation network in an orderly manner. | |
| PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks. | AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890. | Complies - The proposal allows for the transport network to connects in a safe and efficient manner. | |
| Pedestrian and cyclist facilities | | | |
| PO17 Development provides safe and convenient pedestrian and cycle | AO17.1 Pedestrian and cyclist movements are designed in | N/A | |

| Performance outcomes | Acceptable outcomes | |
|---|--|---|
| movement to the site and within the site having regard to desire lines, users' needs, safety and legibility. | compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890. | |
| PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel. | No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 – Bicycle network planning scheme policy. | N/A |
| Servicing | | |
| PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities. | AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890. | Complies – General waste will be collected by private contractors. |



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

| | | | |
|---------------------------------|------------------------|---|----------------|
| Application number: | D/158-2022 | <i>For further information regarding this notice, please contact:</i> | Kathy McDonald |
| Date application properly made: | 1 December 2022 | Phone: | 07 4936 8099 |

1. APPLICANT DETAILS

| | |
|-----------------|--|
| Name: | Portside Storage Pty Ltd |
| Postal address: | C/- Gideon Town Planning PO Box 450 ROCKHAMPTON QLD 4700 |
| Contact number: | 0402 066 532 |
| Email: | info@gideontownplanning.com.au |

2. PROPERTY DESCRIPTION

| | |
|----------------------------|---|
| Street address: | Lot 46 Bajool - Port Alma Road, Port Alma |
| Real property description: | Lot 46 on DS438, Parish of Casuarina |

3. OWNER DETAILS

| | |
|-----------------|--|
| Name: | Portside Storage Pty Ltd |
| Postal address: | PO Box 5127 RED HILL ROCKHAMPTON QLD 4701 |

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Material Change of Use for Utility Installation and Environmentally Relevant Activity 55

5. APPLICATION TYPE

| | Development Permit | Preliminary Approval |
|--|-------------------------------------|--------------------------|
| Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Planning Regulation 2017 reference | Development Permit | Preliminary Approval |
|--|------------------------------------|-------------------------------------|--------------------------|
| Making a material change of use of premises for an environmentally relevant activity | Schedule 10, part 5, division 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

6. REFERRAL AGENCIES

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

| For an application involving | Name of agency | Role of Agency | Contact Details |
|---|--|----------------|--|
| ENVIRONMENTALLY RELEVANT ACTIVITIES | | | |
| <i>Schedule 10, Part 5, Division 4, Table 2 - Non-devolved environmentally relevant activities</i> | | | |
| Development application for a material change of use that is assessable development under section 8, if— (a) the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and (b) the chief executive is not the prescribed assessment manager for the application | The chief executive of the department in which the <i>Planning Act 2016</i> is administered: State Development, Infrastructure, Local Government and Planning (State Assessment and Referral Agency Department) | Concurrence | <u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City <u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/ <u>Email:</u> RockhamptonSARA@dsdilgp.qld.gov.au <u>Postal:</u> PO Box 113 Rockhampton Qld 4700 |

It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.

7. IMPACT ASSESSMENT

| | |
|--|------------|
| Will Impact Assessment be required? | YES |
| The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by: | |
| <ul style="list-style-type: none"> - Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and - Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and - Giving a notice to all owners of any lots adjoining the premises which are the subject of the application. | |

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

| |
|---|
| Is the application to be assessed under a Superseded Planning Scheme? |
|---|

| |
|-----------|
| NO |
|-----------|

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

| |
|---|
| Name: Kathy McDonald <u>SENIOR PLANNING</u> <u>OFFICER</u> |
|---|

| |
|------------|
| Signature: |
|------------|



| |
|-----------------------|
| Date: 7 December 2022 |
|-----------------------|



Our reference: 2212-32659 SRA
Your reference: GTP 2162

19 January 2023

Portside Storage Pty Ltd
c/- Gideon Town Planning
PO Box 450
ROCKHAMPTON QLD 4700
gg@gideontownplanning.com.au

Attention: Gideon Genade

Dear Sir/Madam

Invalid application—incorrect referral agency

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 13 January 2023.

Location details

| | |
|----------------------------|----------------------------------|
| Street address: | Bajool Port Alma Road, Port Alma |
| Real property description: | Lot 46 on DS438 |
| Local government area: | Rockhampton Regional Council |

Application details

| | |
|--------------------|--|
| Development permit | Material change of use for Utility Installation and Environmentally Relevant Activity 55 |
|--------------------|--|

A review of the application and proposed development indicates SARA is not the correct referral agency for the application for the following reason:

- Schedule 10, part 5, division 4, table 2, item 1 does not apply to your application as the proposed development is not assessable development for a material change of use for an environmentally relevant activity (ERA). This is because:
 - o there is an existing environmental authority to carry out concurrence ERAs on the premises; and
 - o the proposed ERA is to be carried out under the same environmental authority as the existing ERAs; and
 - o the proposed ERA has a lower aggregate environmental score than the existing ERAs.

You should contact the Department of Environment and Science directly for an amendment to the existing environmental authority.

You will be further advised about a refund of your development application fee.

For further information please contact Tracey Beath, Senior Planning Officer, on (07) 4924 2917 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'AW', written in a cursive style.

Anthony Walsh
Manager Planning

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au (council reference: D/158-2022)
Attention: Kathy McDonald



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

| | | | |
|---------------------------------|------------------------|---|----------------|
| Application number: | D/158-2022 | <i>For further information regarding this notice, please contact:</i> | Kathy McDonald |
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|-----------------|--|
| Name: | Portside Storage Pty Ltd |
| Postal address: | PO Box 5127 RED HILL ROCKHAMPTON QLD 4701 |

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Material Change of Use for Utility Installation

5. APPLICATION TYPE

| | Development Permit | Preliminary Approval |
|--|-------------------------------------|--------------------------|
| Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

| | |
|--|------------|
| Will Impact Assessment be required? | YES |
| The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by: | |
| <ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and | |

- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and
- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?

NO

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Kathy McDonald**
SENIOR PLANNING
OFFICER

Signature:



Date: 7 December 2022



Rockhampton Office
232 Bolsover St, Rockhampton
Gracemere Office
1 Ranger St, Gracemere
Mount Morgan Office
32 Hall St, Mount Morgan

21 December 2022

Our Reference: D/158-2022
Enquiries: Kathy McDonald
Telephone: 07 4936 8099

Portside Storage Pty Ltd
C/- Gideon Town Planning
PO BOX 450
ROCKHAMPTON QLD 4700

Dear Sir/Madam

DEVELOPMENT APPLICATION D/158-2022 FOR MATERIAL CHANGE OF USE FOR UTILITY INSTALLATION AND ENVIRONMENTALLY RELEVANT ACTIVITY 55 – SITUATED AT LOT 46 BAJOOL – PORT ALMA ROAD, PORT ALMA – DESCRIBED AS LOT 46 ON DS438, PARISH OF CASUARINA

Council refers to your application lodged with Council on 28 November 2022. Council has determined that an Information Request is not required and you may now proceed to the next stage under the Development Assessment Rules, being the Public Notification stage.

In accordance with section 16 of the Development Assessment Rules, the applicant may start the notification period as soon as the last information request period ends. This letter is to advise that no further information is required by Council, however Referral Agencies may still request further information and the end of the Information Request period would begin once the response has been made to any Referral Agencies.

In accordance with section 16 of the Development Assessment Rules, Public Notification must take place within twenty (20) business days after the applicant complies with the last action.

Public notice must be given by:

- publishing a notice at least once in a newspaper circulating generally in the locality of the premises
- placing a notice on the premises that must remain on the premises for the period up to and including the stated day
- giving notice to the owners of all lots adjoining the premises

Schedule 3 of the DA Rules provides further information about the way in which each of the above must be undertaken in order for them to be taken as being given. This schedule also sets out what is taken to be an adjoining lot for the purposes of public notification.

The applicant is required to submit a Notice of Commencement form to Council prior to commencing the notification stage and submit a Notice of Compliance form within ten (10) business days after the notification period ceases.

Templates for the applicant can be found under Development application forms and templates on the State Planning website:

<https://planning.statedevelopment.qld.gov.au/planning-framework/development-assessment/development-assessment-process/forms-and-templates>

Should you have any queries regarding this matter please contact the undersigned on 07 4936 8099.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K McDonald', written in a cursive style.

Kathy McDonald
Senior Planning Officer
Planning and Regulatory Services