



Office of the  
**Coordinator-General**

Our ref: OUT21/3783

24 August 2021

Mr Matthew McCarthy  
Team Manager Waste Services  
Townsville City Council  
Email: [Matthew.McCarthy@townsville.qld.gov.au](mailto:Matthew.McCarthy@townsville.qld.gov.au)

Dear Mr McCarthy

**AP2020/012 – SDA application for a material change of use of premises for utility installation (waste disposal facility – more than 200,000 tonnes per annum) in the Townsville State Development Area**

Reference is made to your SDA application of 27 October 2020 in the Townsville SDA, lodged with the Coordinator-General and deemed properly made on 23 November 2020.

In accordance with section 84E of the *State Development and Public Works Organisation Act 1971*, the Coordinator-General has approved your SDA application with conditions.

Please find enclosed the SDA approval for your reference.

If you require any further information, please contact Michael Moran, Project Officer, Planning and Services Division, Office of the Coordinator-General, on (07) 3452 7545 or [Michael.Moran@coordinatorgeneral.qld.gov.au](mailto:Michael.Moran@coordinatorgeneral.qld.gov.au), who will be pleased to assist.

Yours sincerely

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

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

# Decision notice

## Application details:

Application type	SDA application for a material change of use of premises for utility installation (waste disposal facility – more than 200,000 tonnes per annum)
Reference #	AP2020/012
Proponent	Townsville City Council
Land subject of the SDA application	24 Vantassel Street Stuart QLD 4811 - Lot 2 of SP132603
State development area	Townsville State Development Area
Decision date	24 August 2021
Currency period	24 August 2025

## Decision details:

In accordance with section 84E of the *State Development and Public Works Organisation Act 1971*, the Coordinator-General has decided to **approve with conditions** all of the above SDA application for a material change of use of premises for utility installation (waste disposal facility – more than 200,000 tonnes per annum) in the Townsville SDA.



David Stolz  
**Assistant Coordinator-General**  
(as delegate of the Coordinator-General)

## SDA approval – conditions

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

**Table 1 – approved plans and documents**

Title	Prepared By	Document No	Date
Stuart Landfill – Masterplan Final Site Master Plan	AECOM Australia Pty Ltd	60615107-1002 Rev B	6.12.2019
Stuart Landfill – Masterplan Existing Plans / Current Works	AECOM Australia Pty Ltd	60615107-1003 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Year 2020	AECOM Australia Pty Ltd	60615107-1004 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2021 & 2022	AECOM Australia Pty Ltd	60615107-1005 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2023 & 2024	AECOM Australia Pty Ltd	60615107-1006 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Year 2025	AECOM Australia Pty Ltd	60615107-1007 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2027, 2028 & 2029	AECOM Australia Pty Ltd	60615107-1008 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2030 & 2031	AECOM Australia Pty Ltd	60615107-1009 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2033 & 2034 & 2035	AECOM Australia Pty Ltd	60615107-1010 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2036 & 2037 & 2038	AECOM Australia Pty Ltd	60615107-1011 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years 2039 To 2042	AECOM Australia Pty Ltd	60615107-1012 Rev B	6.12.2019
Stuart Landfill – Masterplan Site Development Plan Years Year 2044	AECOM Australia Pty Ltd	60615107-1013 Rev B	6.12.2019
Stuart Landfill – Masterplan Conceptual Base Grading Plan	AECOM Australia Pty Ltd	60615107-1014 Rev B	6.12.2019
Site Master Plan 2019 Stuart Waste Facility	AECOM Australia Pty Ltd	60615107	20.12.2019
Stuart Landfill, Vantassel Street Site Based Management Plan	Integrated Management System (IMS), Divisional Support, Engineering Services	Version No.:1.1	20.04.2020

Townsville City Council Stuart Waste Facility Stormwater Management Plan 2019	GHD Pty Ltd	4220607	October 2019
Stuart Landfill RFI response – Hydraulic Assessment	Townsville City Council Senior Floodplain and Coastal Engineer, Zahid Ahmed	Email to Mathew McCarthy	13.05.2021

<b>Condition 2 - commencement of the use</b>		<b>Timing</b>
2.1	Notify the Coordinator-General in writing of the date of commencement of use (the first year that more than 200,000 tonnes per annum is activated)	<i>Within 30 days of commencement of the relevant stage</i>

<b>Condition 3 - auditing</b>		<b>Timing</b>
3.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of use (the first year that more than 200,000 tonnes per annum is activated)</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

<b>Condition 4 - inspection</b>		<b>Timing</b>
4.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

<b>Condition 5 - hours of operation</b>		<b>Timing</b>
5.1	Limit the hours of operation of the use to between the hours of 6:30am and 5:45pm seven days per week with the exception of Good Friday and Christmas Day,	<i>Ongoing</i>

<b>Condition 6 – complaints</b>		<b>Timing</b>
6.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> <li>(a) date and time when complaint was received;</li> <li>(b) complainant’s details including name and contact information;</li> <li>(c) reasons for the complaint;</li> <li>(d) investigations undertaken and conclusions formed;</li> <li>(e) actions taken to resolve this complaint, including the time taken to implement these actions;</li> </ul>	<i>At all times</i>

	<p>(f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.</p> <p>Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.</p> <p>Provide an up to date copy of the register if requested by the Coordinator-General.</p>	<p><i>As indicated</i></p> <p><i>As indicated</i></p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------

<b>Condition 7 – site access</b>		<b>Timing</b>
7.1	Access to the subject site is to be via Vantassel Street. Direct access is not permitted between the Bruce Highway and the subject site.	<i>At all times</i>

<b>Condition 8 - vehicle parking</b>		<b>Timing</b>
8.1	All parking is to occur on site.	<i>At all times</i>

<b>Condition 9 – site-based management plan</b>		<b>Timing</b>
9.1	Undertake all works in accordance with the site-based management plan titled “Stuart Landfill, Vantassel Street – Site Based Management Plan” prepared by Integrated Management System (IMS), Divisional Support, Engineering Services dated 20 April 2020 in Table 1 which must be current and available on site at all times.	<i>At all times</i>

<b>Condition 10 – stormwater</b>		<b>Timing</b>
10.1	Implement the stormwater management plan titled “Townsville City Council – Stuart Waste Facility – Stormwater Management Plan 2019” prepared by GHD Pty Ltd dated October 2019 in Table 1.	<i>At all times</i>
10.2	The management of stormwater and drainage within the development must not cause a worsening or actionable nuisance to the state-controlled road exceeding the extent identified in the Hydraulic Assessment certified by Townsville City Council’s Senior Floodplain and Coastal Engineer, dated 13 May 2021,	<i>At all times</i>
10.3	Any works on the land must not: <ul style="list-style-type: none"> <li>(a) create any new discharge points for stormwater runoff onto the state-controlled road</li> <li>(b) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road</li> <li>(c) surcharge any existing culvert or drain on the state-controlled road</li> <li>(d) reduce the quality of stormwater discharge onto state-controlled road.</li> </ul>	<i>At all times</i>

10.4	RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, North Queensland Region at North.Queensland.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with conditions 10.1, 10.2 and 10.3.	<i>Prior to commencement of use (the first year that more than 200,000 tonnes per annum is activated)</i>
------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

<b>Condition 11 – stormwater drainage</b>		<b>Timing</b>
11.1	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
11.2	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
11.3	Drainage works shall be designed and constructed in accordance with the. Queensland Urban Drainage Manual, Fourth Edition	<i>Prior to the commencement of the development</i>

<b>Condition 12 - repair of damage</b>		<b>Timing</b>
12.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of development and ongoing</i>

<b>Condition 13 – lighting</b>		<b>Timing</b>
13.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with AS4282:1997 Control of obtrusive effects of outdoor lighting.	<i>To be maintained</i>

## Advice

### Currency period

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

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

### Other approvals

This approval relates solely to the material change of use for a major utility (waste disposal facility) within the Townsville State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

### Department of Environment and Science

#### Amendment application

It is advised that if the Coordinator General approves this application. The Holder of the environmental authority (EA) will need to apply for an amendment to the current EA.

There are two methods the applicant can use to make an application:

- The EA holder can apply online through Online Services available at <https://www.business.qld.gov.au/running-business/environment/online-services>. Note that applications lodged through Online Services may be paid by credit/debit card online (see Forms and fees for environmental authorities for details of the relevant fee at <https://www.business.qld.gov.au/running-business/environment/licences-permits/forms-fees>), or
- alternatively, an application can be made by requesting an application form by emailing [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au) or phoning 1300 130 372 (and selecting option 4) and lodging it by emailing it to [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au);  
Note that the relevant application fee can be paid by cheque, money order or Bpoint.

#### Technical information requirements for EA amendment application

Supporting information for an amendment application must include all information required under s226 of the *Environmental Protection Act 1994* (available at <https://www.legislation.qld.gov.au/>). Most importantly, include relevant technical information, encompassing:

- A description of the proposed amendment
- A description of the land that will be affected by the proposed amendment
- A description any development permits in effect for the carrying out of the relevant activity for the authority
- An assessment of the likely impact of the proposed amendment on the environmental values, including:
  - a description of the environmental values likely to be affected by the proposed amendment
  - details of any emissions or releases likely to be generated by the proposed amendment
  - 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, and
- A description of the proposed measures for minimising and managing waste generated by any amendments to the relevant activity; and
- Details of any site management plan that relates to the land the subject of the application.

Guidance on the type of technical information to provide in the application may be found at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/technical>.

There are additional information requirements where an amendment is determined to be a major amendment.

#### Schedule 8, Part 3, Table 1

For a major amendment, the application must also address the performance outcomes for the environmental objectives of the operational assessment prescribed in Schedule 8, Part 3, Table 1, of the Environmental Protection Regulation 2019 (EP Reg) available at <https://www.legislation.qld.gov.au/>.

Mitigation/control measures that address the performance outcomes should be detailed



## Enclosure 1

The following information will be required in an audit report:

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

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

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