

From: "noreply@fs6.formsite.com" <noreply@fs6.formsite.com> on behalf of "developmentassessment at townsville.qld.gov.au" <noreply@fs6.formsite.com>
Sent: Fri, 24 Apr 2026 15:19:52 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Development Application Lodgement - Result #22774726
Attachments: f-1634-183-22774726_S5Jc9PVt_Appendix_A_DA_Form_1_Final.pdf, f-1634-224-22774726_1WiZKhK3_Appendix_B_Owners_consent.pdf, f-1634-226-22774726_JljvtYTX_Appendix_C_Relevant_plans.pdf, f-1634-233-22774726_4KbY4vJr_NQC_Planning_Assessment_Report_TCC_V1.pdf

Type of Development Application Requested

What type of Development Application are you Requesting?

- ☒ Material Change of Use
☐ Reconfiguring a Lot
☐ Operational Work
☐ Building Work
☐ Change Application

Is this a Combined Application?

- ☒ Yes
☐ No

What type of application is your request combined with?

- ☒ Material Change of Use
☐ Reconfiguring a Lot
☐ Operational Work
☐ Building Work
☐ Change Application
☐ Referral Agency Response Application - You will need to complete the appropriate application form .

Applicant Details

Name of Contact Person

Elise Campbell

Email Address

ecampbell@emmconsulting.com.au

Supporting Documentation

The documentation criteria listed below is requested to ensure that Council can quickly assess your application. Please ensure that all the required information has been provided with your lodgement to prevent unnecessary delays. DA Form 1, DA Form 2, Change Application and Owner's Consent are available from the [Queensland Government Planning website](#). **Please Note: Maximum File Size Per Document is 10MB.**

DA Form 1

[Appendix_A_DA_Form_1_Final.pdf \(687 KB\)](#)

Owner's Consent

[Appendix_B_Owners_consent.pdf \(360 KB\)](#)

Plans

[Appendix_C_Relevant_plans.pdf \(7.77 MB\)](#)

Report

[NQC_Planning_Assessment_Report_TCC_V1.pdf \(6.44 MB\)](#)

Payment Options

Please Indicate Payment Method you will be Using:

Please Note: Payment must be made prior to any assessment being undertaken.

- ☒ Email TCC banking details to me so payment can be made by direct deposit into TCC bank account
- ☐ Please charge to my invoice account with Council
- ☐ Please phone me for my credit card details (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)
- ☐ I will call to pay via credit card (please call (07) 4417 5325 to process payment over the phone) (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)

Email address

ecampbell@emmconsulting.com.au

Additional Details

Please add any comments here

Please note that the file size restriction prohibits the full application package from being uploaded. A document share file link has been shared with Cassie James and Scott Muller.

This link can be provided to all required persons on request.

Applicant Declaration

Applicant Declaration: By clicking the submit button, I hereby declare that the information provided on this form and attachments is true, correct and complete in every detail.

Privacy Collection Statement:

Townsville City Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Council manages personal information is governed by the *Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with *Local Government Act 2009*. The information will be used to process this request. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you give your consent to this disclosure. For further information about how we manage your personal information please see our [Information Privacy Policy](#).

This email was sent as a result of a form being completed.

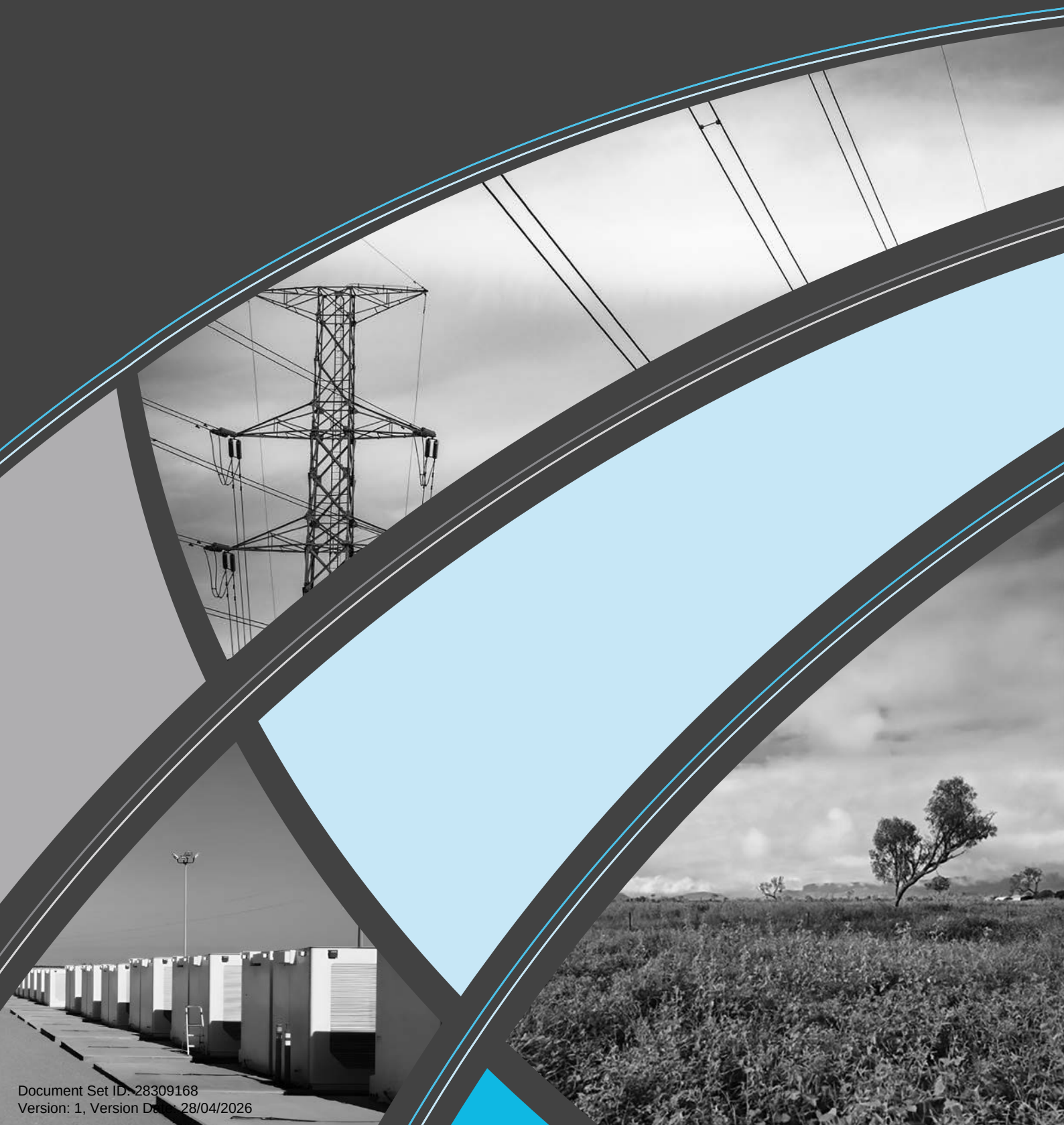
[Report unwanted email](#).



Appendix

A

Application form



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Private Energy Partners Pty Ltd c/- EMM Consulting Pty Ltd
Contact name (only applicable for companies)	Elise Campbell
Postal address (P.O. Box or street address)	Level 2, 95 North Quay
Suburb	Brisbane
State	Queensland
Postcode	4000
Country	Australia
Contact number	0413 897 691
Email address (non-mandatory)	ecampbell@emmconsulting.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	E231133

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ 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
		128	Manton Quarry Road	CALCIUM
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	19	SP321818	Townsville City Council
		87	RP911426	Townsville City Council
		30	SP321818	Townsville City Council
		55	E124248	Townsville City Council
		65	E124264	Townsville City Council
		64	E124248	Townsville City Council
417		E12421	Townsville City Council	
b)	Unit No.			
	Postcode			

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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☒ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
Attached – refer Appendix D		☐ 54 ☒ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☒ Other: GDA2020	Townsville City Council

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:	Four Mile Creek
	Two Mile Creek

☐ 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 <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i>	

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ 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):

Development of a major electrical infrastructure (transmission lines)

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):

Development of a substation.

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ 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)
Substation	Substation	Nil	-
Transmission line	Major electricity infrastructure	Nil	-

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ 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?

- ☐ Yes – provide additional details below
☐ 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?

- ☐ Road work
☐ Stormwater
☐ Water infrastructure
☐ Drainage work
☐ Earthworks
☐ Sewage infrastructure
☐ Landscaping
☐ Signage
☐ Clearing vegetation
☐ Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- ☐ Yes – specify number of new lots:
☐ 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

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity

☐ SEQ northern inter-urban break – 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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development –levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: ☒ Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: • 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 ☐ Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: ☐ Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: ☐ Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: ☐ 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: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ 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: ☐ 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?
☐ Yes – referral response(s) received and listed below are attached to this development application
☒ 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 *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ 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:

- 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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
☐ Approval ☐ Development application			
☐ Approval ☐ 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:		Proposed ERA threshold:	
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Proposed ERA name:	
☐ 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 – <i>Form 536: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application ☒ No	
<i>Note:</i> 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 <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?	
☐ Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination) ☒ No	
<i>Note:</i> 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 <i>Environmental Offsets Act 2014</i> ?	
☐ 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	
<i>Note:</i> 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	
<i>Note:</i> 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.desi.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 <i>Water Act 2000</i> <u>may be</u> required prior to commencing development ☒ No
<i>Note:</i> Contact the Department of Resources at www.resources.qld.gov.au for further information. DA templates are available from planning.statedevelopment.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 Form1 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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i>	
23.14) 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 <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) ☒ No	
Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation	
23.15) 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.statedevelopment.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 Note: See the Planning Regulation 2017 for referral requirements	☒ Yes
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 <i>Electronic Transactions Act 2001</i> 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 <i>Planning Act 2016</i> , 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or - required by other legislation (including the <i>Right to Information Act 2009</i>); 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

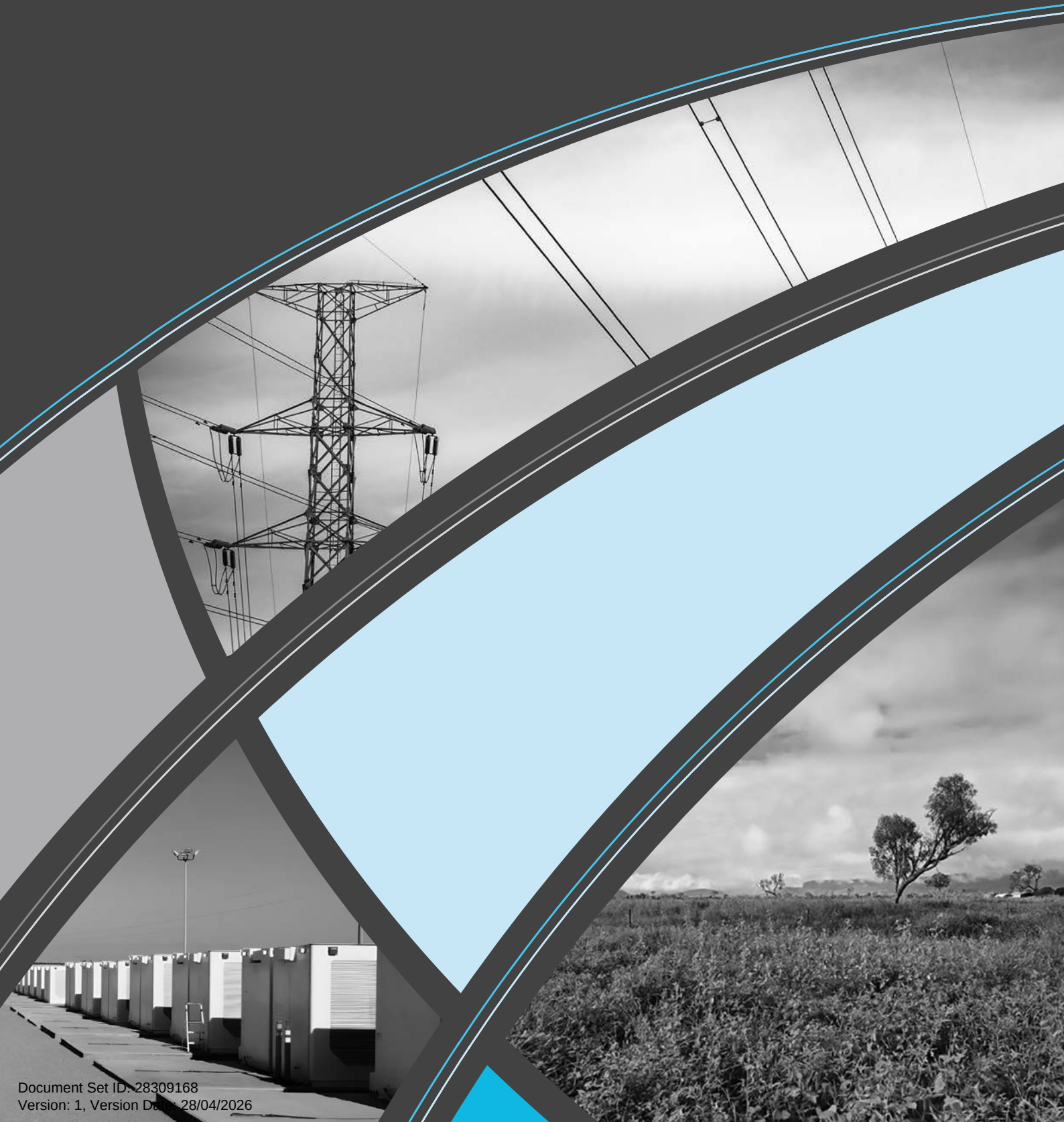
Note: For completion by assessment manager if applicable

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	

Appendix

B

Owners consent



File / Ref number: 2026/000937

23 April 2026

EMM Consulting Pty Limited
Attention: Elise Campbell
Level 1, 87 Wickham Terrace
Spring Hill QLD 4000

Emailed to: ecampbell@emmconsulting.com.au

EMAILED ONLY

Dear Elise,

OWNERS CONSENT – Townsville City Council

Reference is made to your request dated 13 April 2026 for owners consent required to accompany the development application for a material change of use.

The department hereby gives owner's consent as the owner to accompany the development application for the purpose of section 51(2) of the *Planning Act 2016* for a material change of use.

Although owner's consent to the development application has been provided and no tenure under the *Land Act 1994* is required, you are not to undertake works on the land until the development application has been approved by the assessment manager, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your DA Form 1 as the required evidence of owners consent.

You also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the development application under the *Planning Act 2016* e.g. approval under the Local Government Act for works on local roads.

Further, please note that the consent will expire on 23 October 2026. Should the development application not be lodged with the assessment manager prior to this date, you will be required to lodge another Owners Consent application with the department.

Any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under the *Planning Act 2016* to enable the application to be considered properly made for lodging with the assessment manager or responsible entity and is a completely separate process to assessment of the application under the *Planning Act 2016*.

Accordingly, the State may act at a later date as assessment manager in the assessment of the development application - providing owner's consent will not influence any role the State may have in this development assessment.

If you wish to discuss this matter, please contact Joeline Reisenleiter on (07) 4447 9182.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LST2Enq@nrmmrd.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2026/000937 in any future correspondence.

Yours sincerely



Kelly Scott

A/Principal Land Officer

A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation



22 April 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Development Assessment
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

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

ABN: 44 741 992 072

Dear Sir/Madam

**SUBJECT >> LANDOWNER'S CONSENT UNDER S51(2) OF THE PLANNING ACT 2016 (QLD) -
NORTHERN QUARTZ CAMPUS - SUBSTATION AND TRANSMISSION LINE**

As Landowner's Representative of Townsville City Council (Council), who is the registered proprietor of the land legally described as:

- Lot 19/SP321818;
- Lot 87/RP911426;
- Lot 30/SP321818;
- Lot 55/E124248;
- Lot 65/E124264;
- Lot 64/E124248; and
- Lot 417/E12421.

(together, the Development Land),

I hereby provide Council's consent, as landowner, in accordance with section 51(2) of the *Planning Act 2016* (Qld), to the lodgement of a development application in respect of the Development Land for the "Northern Quartz Campus - Substation and Transmission Line" project, comprising substation and transmission line, being more particularly for:

- development permit for Material Change of Use involving Major Electrical infrastructure; and
- development permit for Material Change of Use for a Substation

to be lodged by or on behalf of Supernode North Project Co Pty Ltd (ACN 93 589 490) as trustee for the Supernode North BESS Project Trust (ABN 67 756 224 377).

If you have any questions or require any clarification about this letter, please contact Scott Muller at scott.muller@townsville.qld.gov.au.

Yours faithfully,

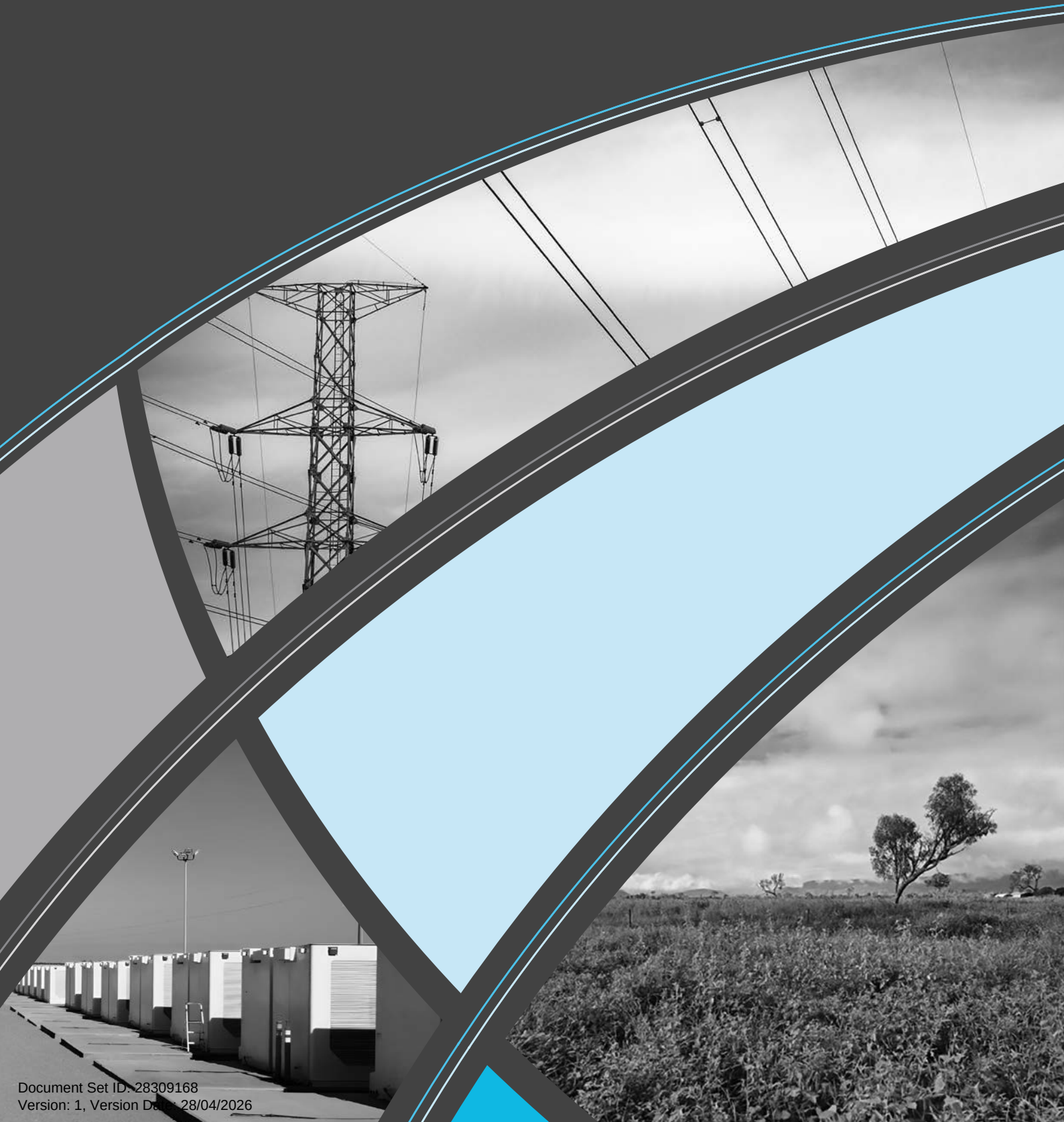
A handwritten signature in black ink, appearing to read "Chris Watts".

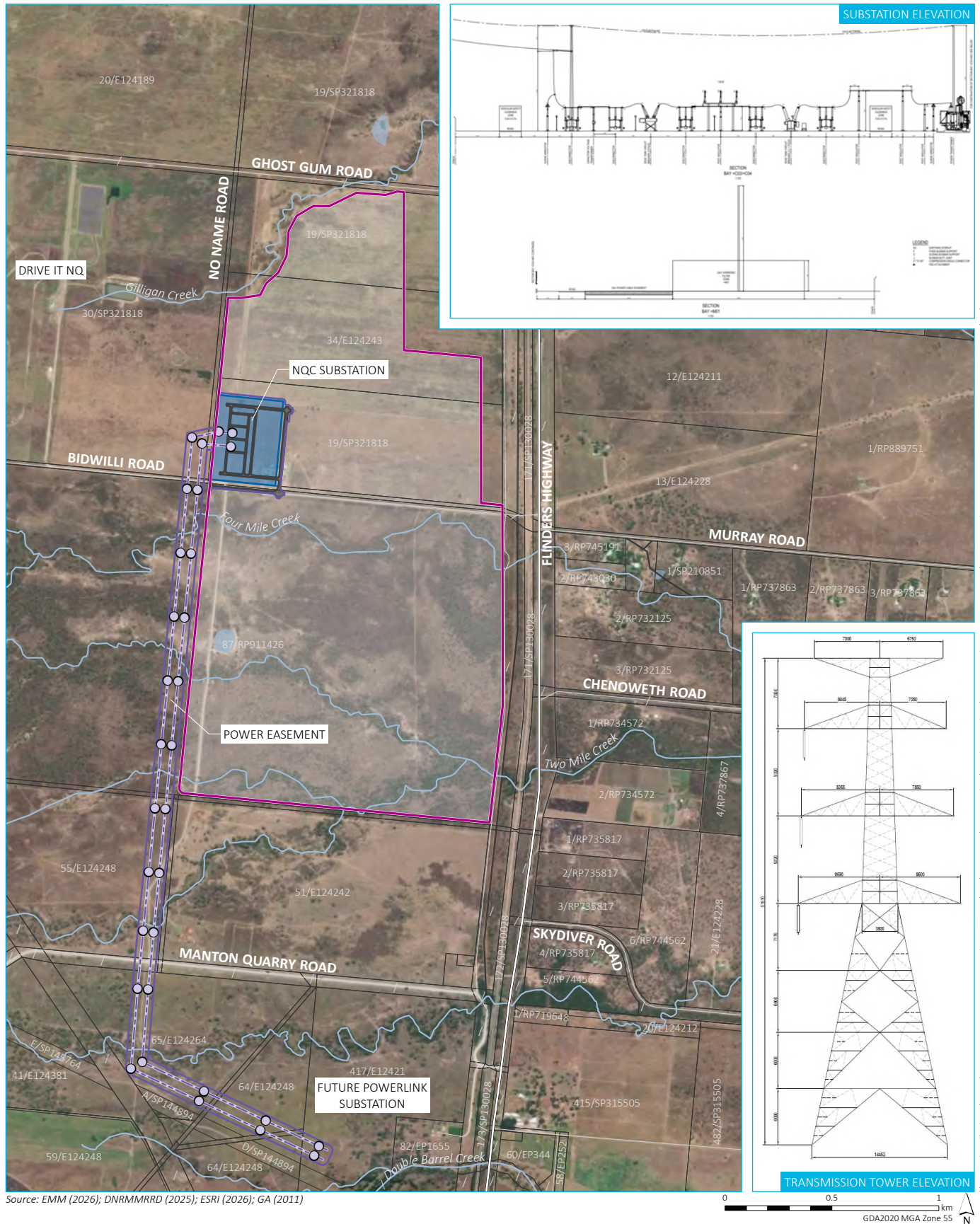
Chris Watts

Landowner's Representative

C

Relevant plans





KEY

 Northern Quartz Campus	 Proposed site layout
 Premises	 Substation
Existing environment	 Internal road
 Major road	 Transmission line
 Minor road	 Transmission pole
 Watercourse/drainage line	
 Cadastral boundary	

NOTES:

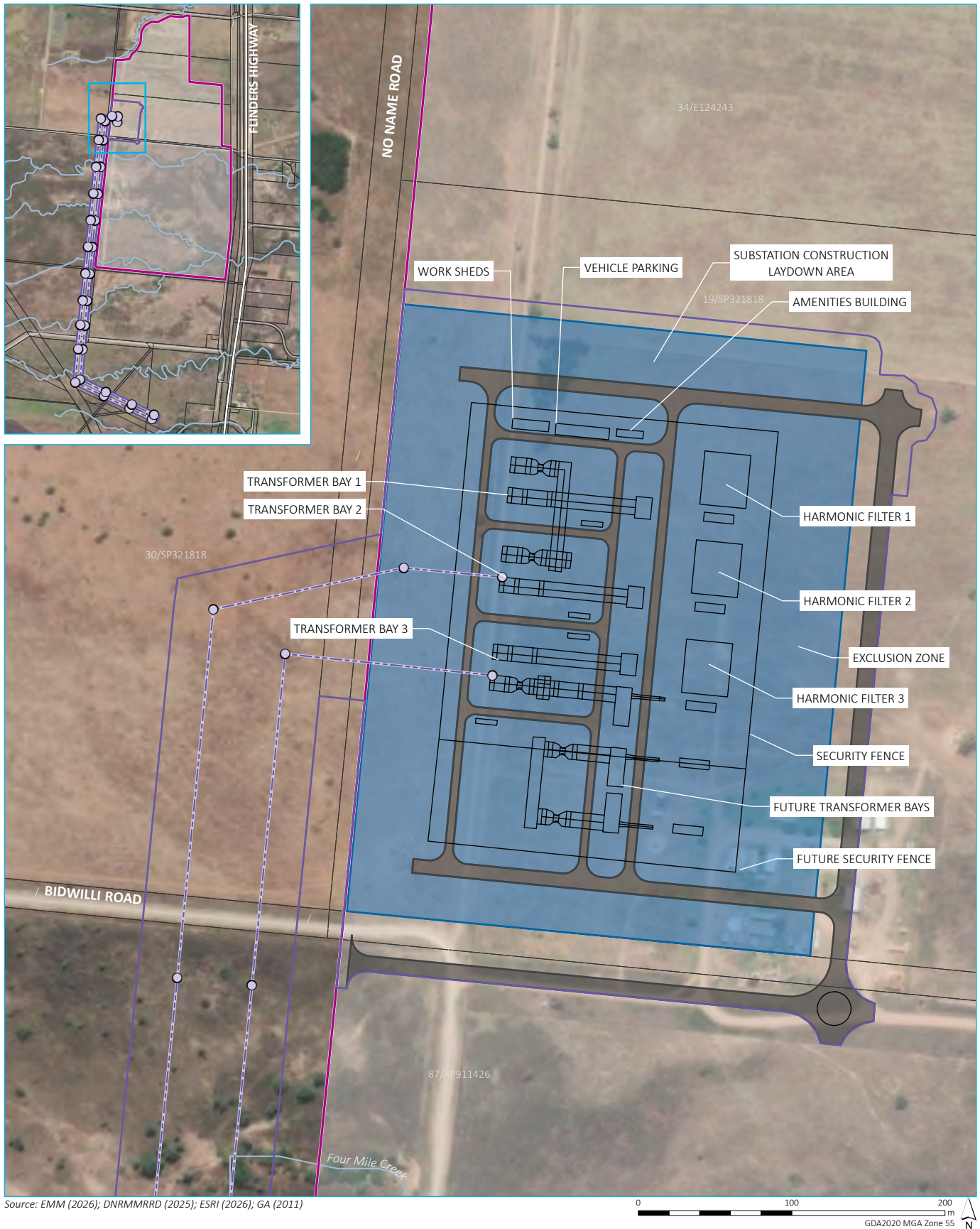
1. Development to be generally in accordance with the Relevant Plans herein.
 2. Premises boundary is subject to detailed site survey and final TCC LEIP design.
 3. An integrated construction approach to be adopted inclusive of the BESS development. This is subject to future operational works applications.
 4. The proposed site wide drainage philosophy considers the wider development that is inclusive of the BESS development and water management pond. The delivery will culminate in an integrated water management delivery method.
 5. NQC Substation - AIS or GIS subject to detailed design
 6. Transmission lines will connect into future PLQ Substation
 7. PLQ Substation (65/E124264) - design and approvals by others
 8. Tie-in point to Powerlink Calcium Substation is proposed to be located in the vicinity of Lots 65/E124264, Lot 64/E124248, Lot 417/E12421 (to be confirmed during detailed design).
- Therefore, the Transmission Line location across Lots 65/E124264, Lot 64/E124248, and Lot 417/E12421 is indicative only and subject to detailed design of the Calcium Substation.

Project Layout

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report - Relevant Plans
Figure 1



\\emm.local\drive\2025\E250401 - Project Green Poly MCU DAs\GIS\02_Maps_NQCSubTL_RelevantPlans\RP001_SubTLProjectPremise_20260414_03.aprx 14/04/2026

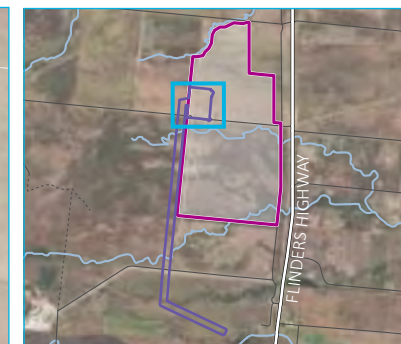
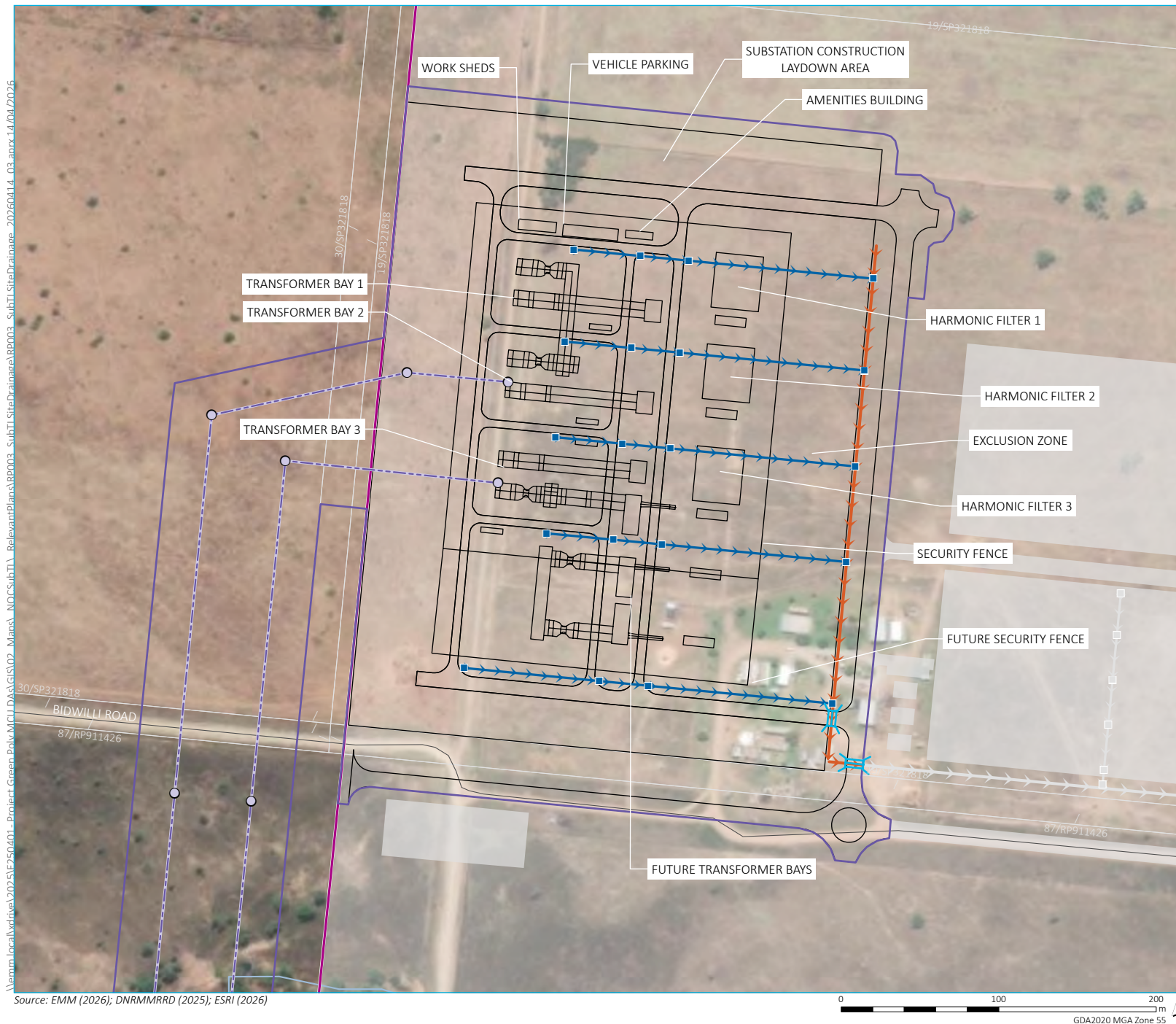


KEY

 Northern Quartz Campus	— Existing environment
 Premises	— Minor road
 Proposed site layout	— Watercourse/drainage line
 Substation	 Waterbody
 Internal road	 Cadastral boundary
— Substation infrastructure	
— Transmission line	
● Transmission pole	

Site infrastructure General arrangement

Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report- Relevant Plans
 Figure 2

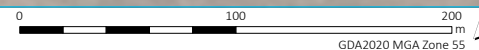


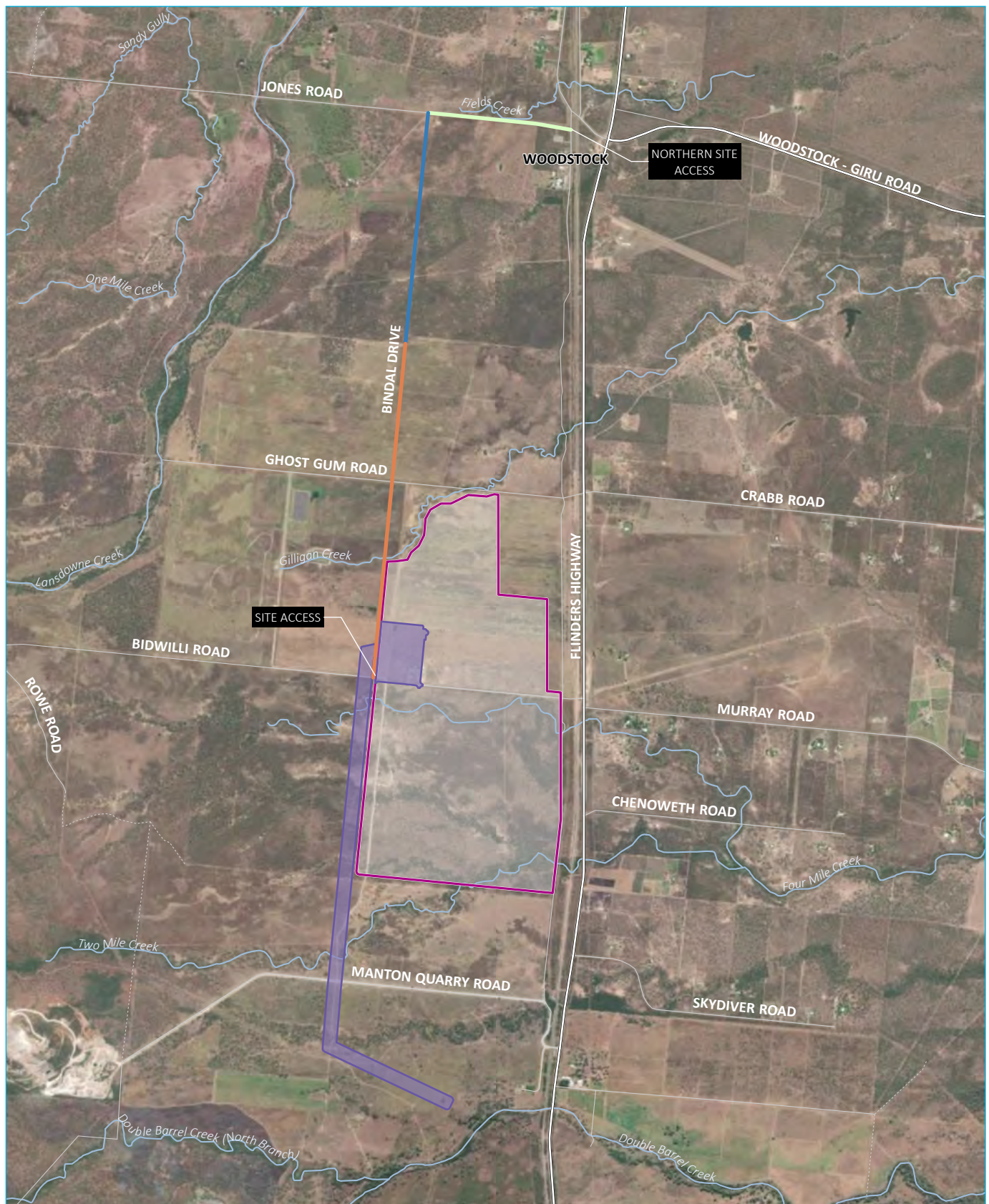
KEY

- Northern Quartz Campus
- Premises
- BESS area (separate package)
- Substation infrastructure
- Transmission line
- Transmission pole
- Proposed site drainage
 - Stormwater pit
 - Stormwater drainage pipe
 - Channel drain
 - Culvert
- Existing environment
 - Major road
 - Minor road
 - Vehicular track
 - Named watercourse
 - Cadastral boundary

Civil works
Site drainage and runoff

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report- Relevant Plans
Figure 3





Source: EMM (2026); DNRMMRRD (2025); ESRI (2026)

KEY

- Northern Quartz Campus
- Premises
- Site access route
- Jones Road
- No named road- Internal road (constructed)
- No named road- Internal road (to be constructed)

- Existing environment
- Major road
- Minor road
- Vehicular track
- Named watercourse

NOTES:

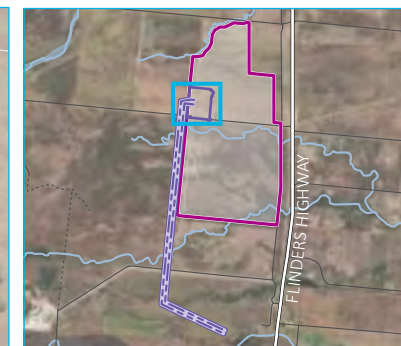
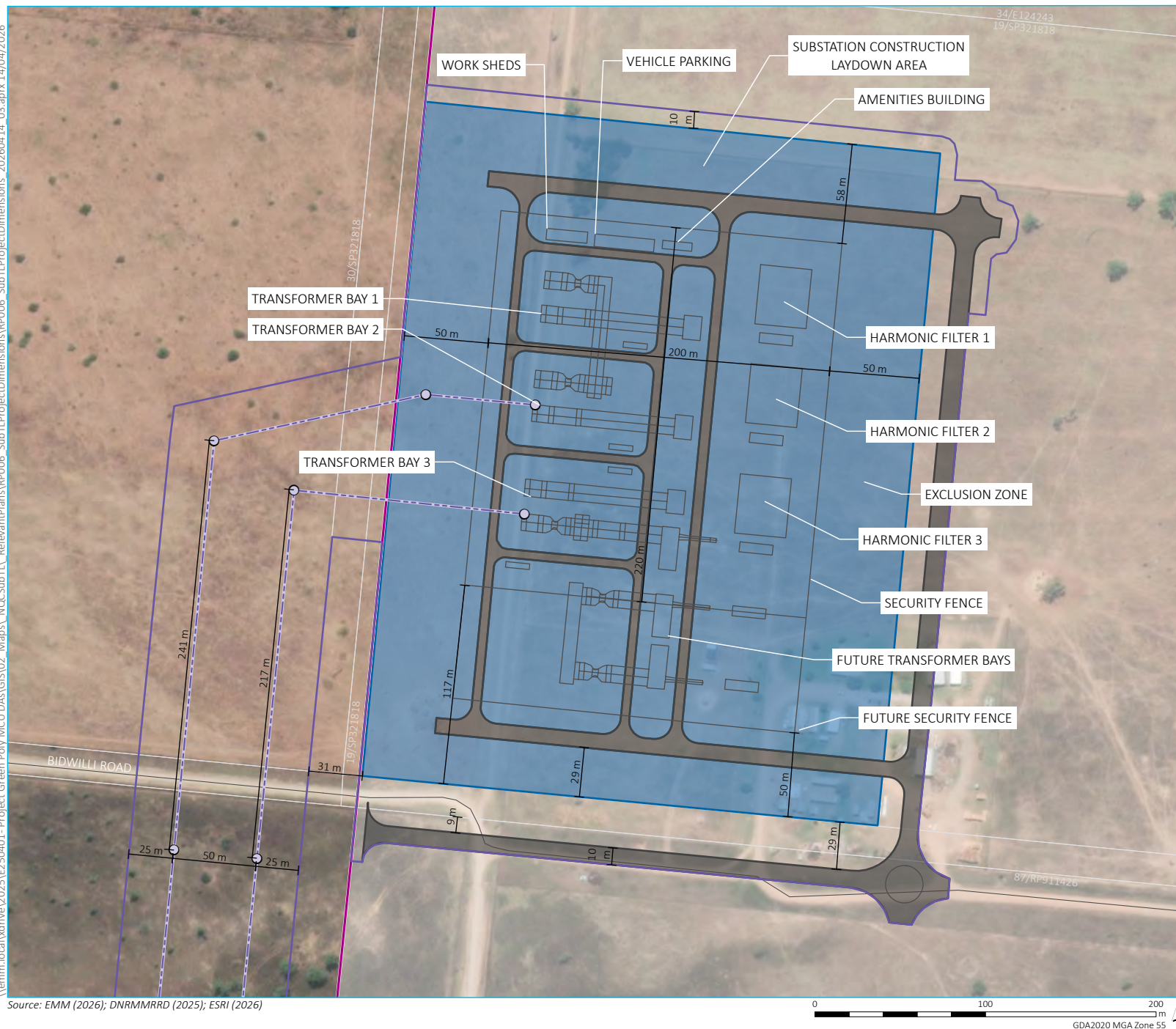
1. Northern Site Access intersection designed, constructed and delivered by others.
2. Construction and operational use of the Site Access point to be shared with the BESS development.

Site access plan

Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report- Relevant Plans
 Figure 4



\\emm.local\vdrive\2025\E250401 - Project Green Poly MCU DAs\GIS\02_Maps\ NQCSubTL_ RelevantPlans\RP006_SubTLProjectDimensions_20260414_03.aprx 14/04/2026



KEY

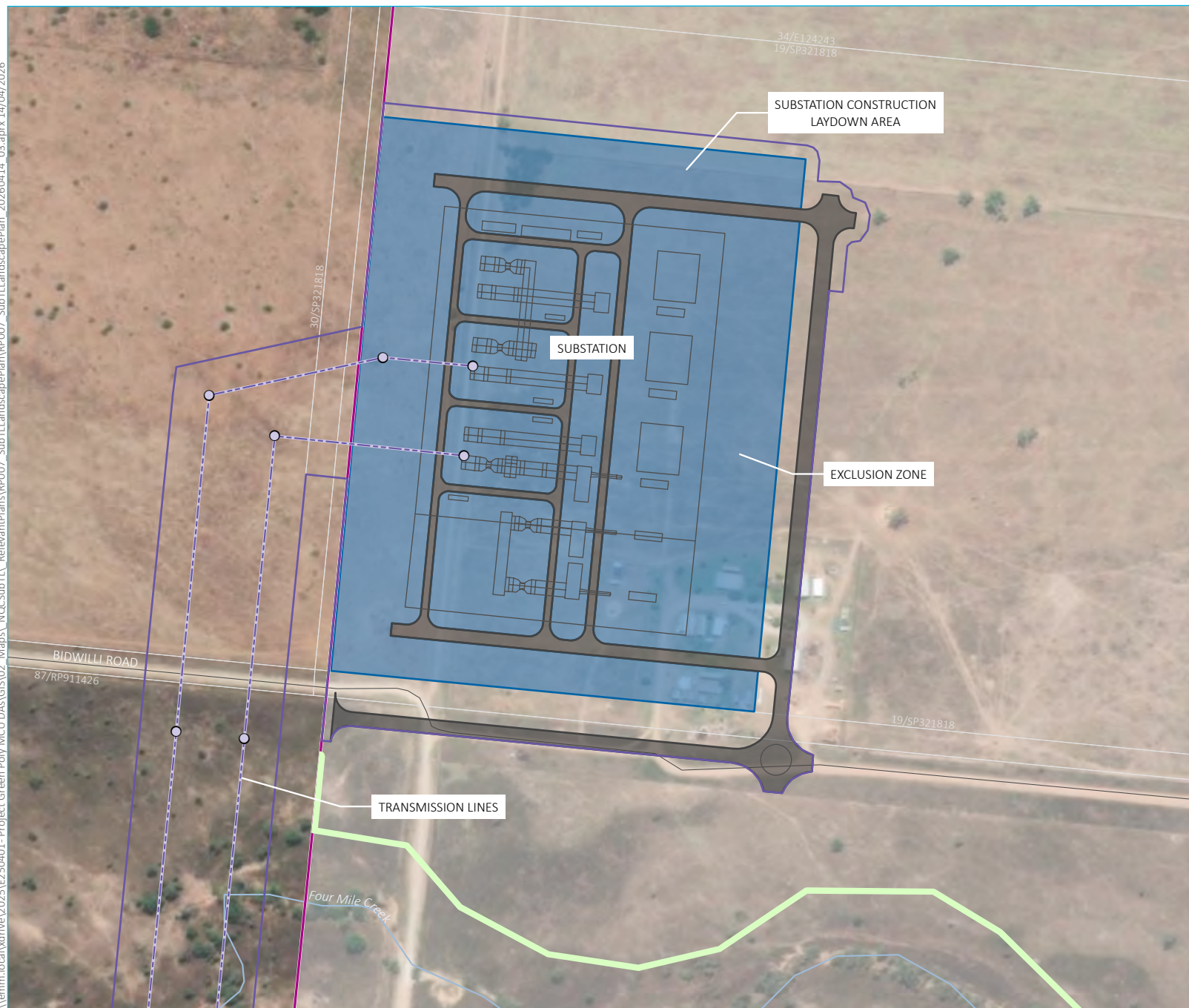
- Northern Quartz Campus
- Premises
- Distance
- Proposed site layout
- Substation
- Internal road
- Substation infrastructure
- Transmission line
- Transmission pole
- Existing environment
- Major road
- Minor road
- Vehicular track
- Named watercourse
- Cadastral boundary

Dimensions plan

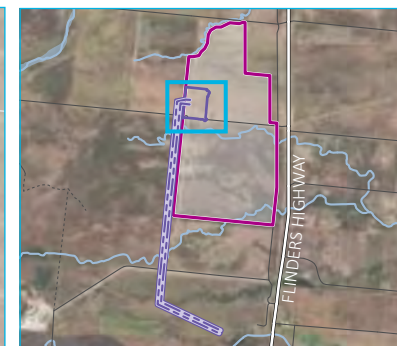
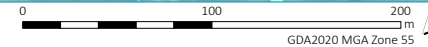
Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report- Relevant Plans
 Figure 5



\\emm.local\drive\2025\E250401 - Project Green Poly MCU DAs\GIS\02_Maps\ NQCSubTL\ RelevantPlans\RP007_SubTL LandscapePlan\RP007_SubTL LandscapePlan_20260414_03.aprx 14/04/2026



Source: EMM (2026); DNRMMRRD (2025); ESRI (2026)



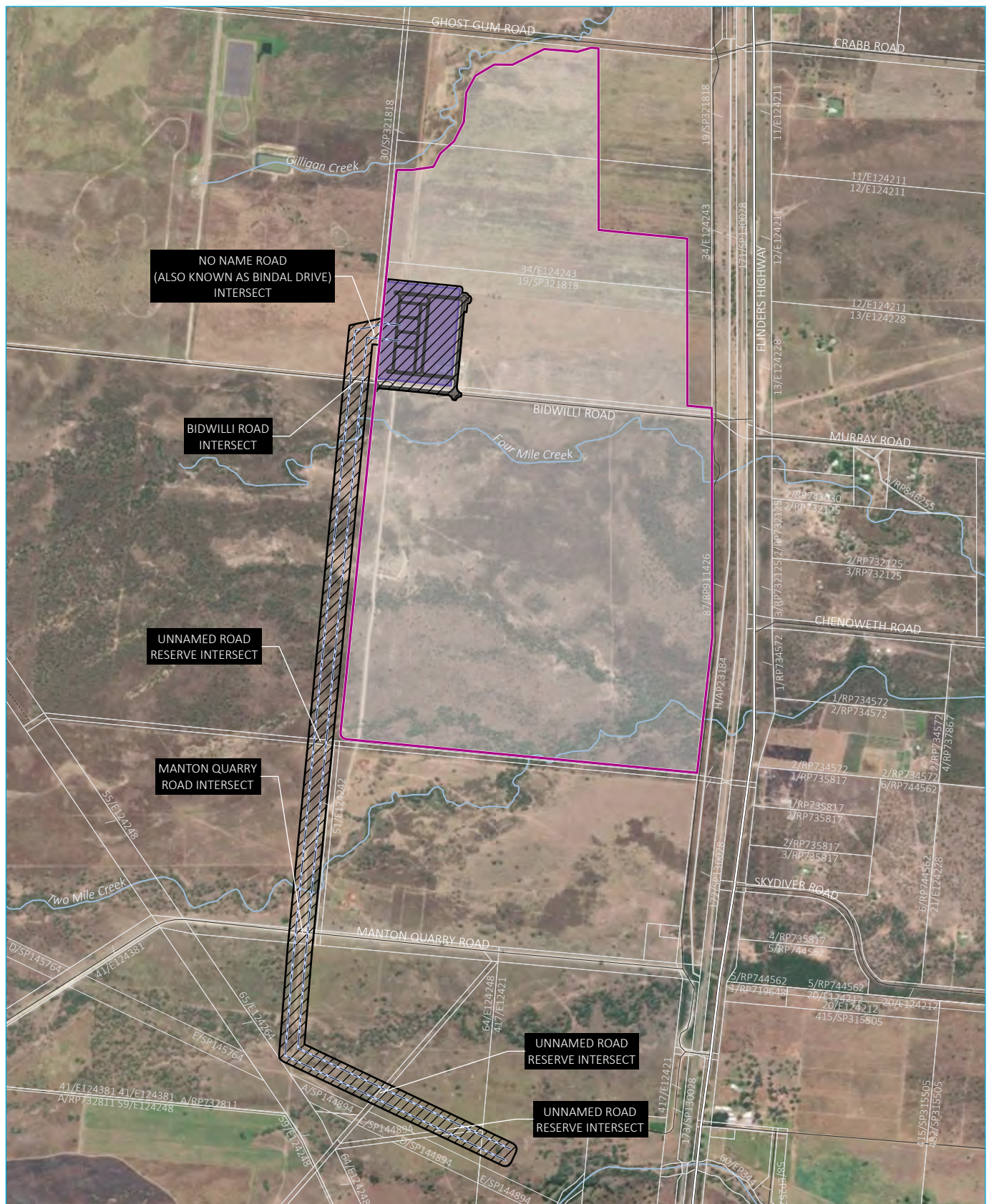
KEY

- Northern Quartz Campus
- Premises
- Landscape zone
- Proposed site layout
 - Substation
 - Internal road
 - Substation infrastructure
 - Transmission line
 - Transmission pole
- Existing environment
 - Major road
 - Minor road
 - Vehicular track
 - Named watercourse
 - Cadastral boundary

Concept landscape plan

Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report- Relevant Plans
 Figure 6





Source: EMM (2025); DES (2025); DNRMMRRD (2025); ESRI (2025); GA (2011)

KEY

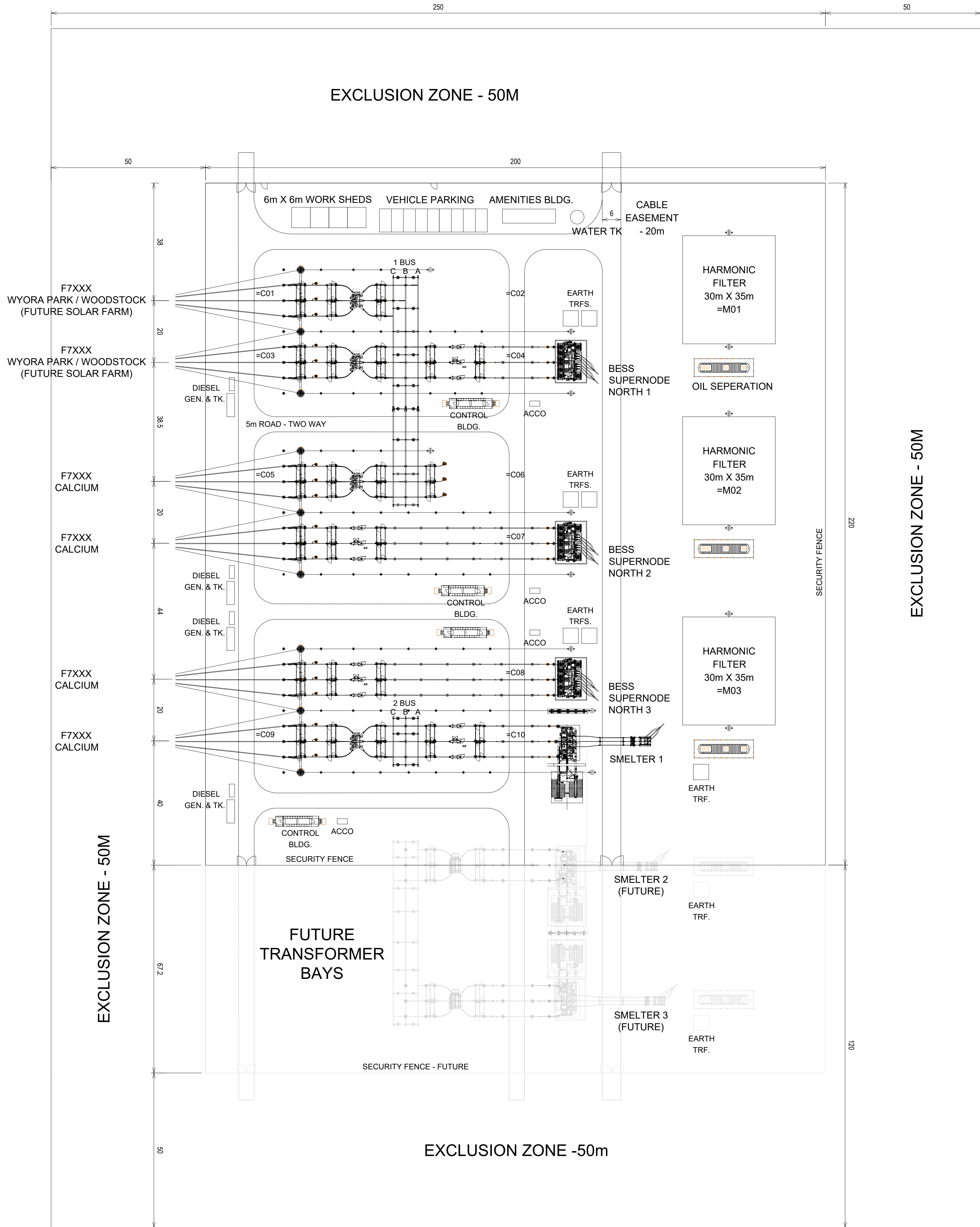
- | | |
|--|---|
| Project area | Existing environment |
| Premises | Major road |
| Substation | Minor road |
| Internal road | Vehicular track |
| Transmission line | Named watercourse |
| | Cadastral boundary |

Interaction with road reserves

Package 1 Transmission Line and Substation
Owners Consent
Figure 1.1



\\emm.local\drive\2025\E250401- Project Green Poly MCU DAs\GIS\02_Maps_NC\subTL_OwnersConsent\OC001_RegionalRoadEasements_20260413_04.aprx 13/04/2026



PRINT ALL COPIES
IN COLOUR

Coordinate system
MGA

Height datum
AHD

All written dimensions take
precedence over scaled dimensions.

REFERENCE DRAWINGS

REFERENCE MODELS

REV	DATE	REVISION DETAILS
A01.01	2025-06-27	ISSUED FOR CLIENT REVIEW
A01.02	2025-07-04	ISSUED FOR USE

REV	DRAWN	DESIGNED	VERIFIED	APPROVED
A01.01	K.CHILDS	K.JANSEN VAN RENSBURG		
A01.02	K.CHILDS	K.JANSEN VAN RENSBURG	M.NURCOMBE	B.JOSEPH

PREPARED BY

aurecon
www.aurecongroup.com

CERTIFICATION	No.	CERTIFIER	DATE
---------------	-----	-----------	------

CLIENT



CLIENT DOCUMENT NUMBER

CONSTRUCTION STATUS	DRAWN BY
NOT FOR CONSTRUCTION	K.CHILDS
STATUS	CODE
STARTED	W1
DESIGNED BY	DOCUMENT STATE
K.JANSEN VAN RENSBURG	WORK IN PROGRESS

PROJECT
SUPERNODE NORTH BESS
TECHNICAL SUPPORT

TITLE
SUPERNODE NORTH BESS QLD
OPERATIONS
HV SUBSTATION GA LAYOUT

DOCUMENT CODE
529130-W00001-DRG-EL-0092

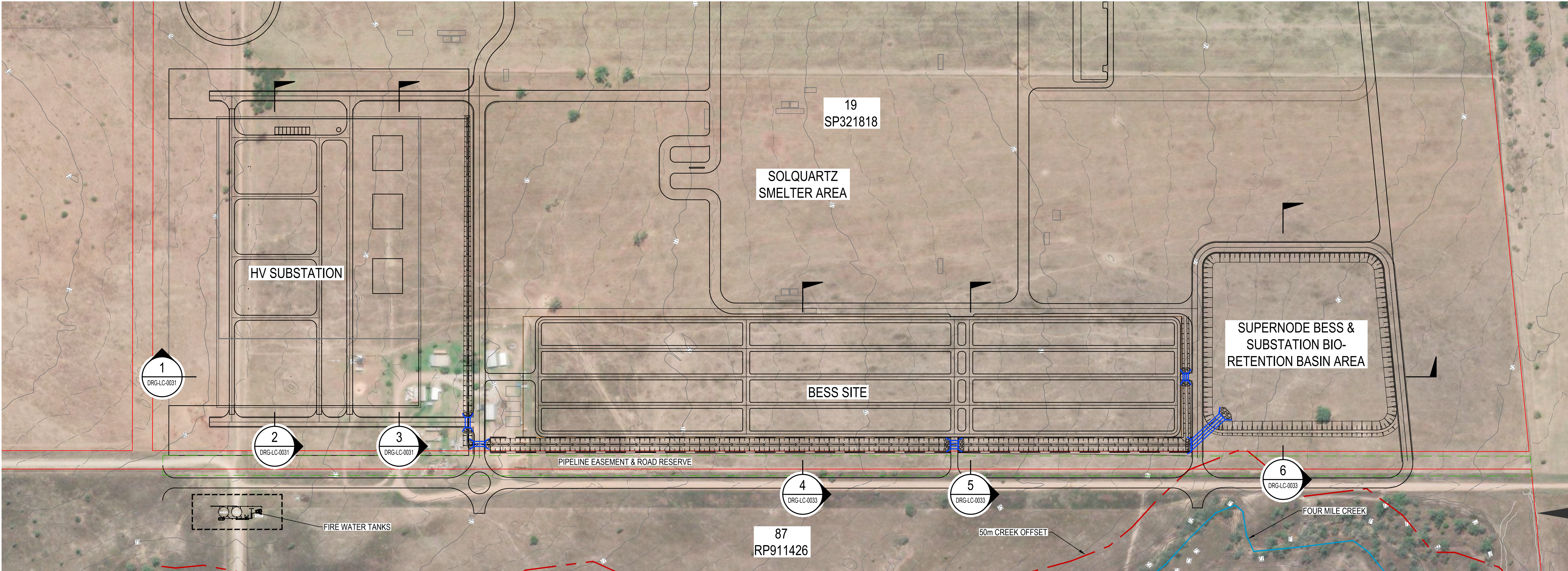
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AS SHOWN	A1	DRG-EL-0092	A01.02

NOTES

- 1. HORIZONTAL DATUM = MGA2020.
- 2. VERTICAL DATUM = AUSTRALIAN HEIGHT DATUM (AHD) U.N.O.
- 3. REDUCED LEVELS (RL) IN METRES (m AHD) U.N.O.
- 4. DIMENSIONS IN METRES (m) U.N.O.

LEGEND:

- PROPERTY BOUNDARY (DCDB)
- EASEMENT BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR



REFERENCE DRAWINGS			REFERENCE MODELS				
REV	DATE	REVISION DETAILS	REV	DRAWN	DESIGNED	VERIFIED	APPROVED
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PREPARED BY


www.aurecongroup.com

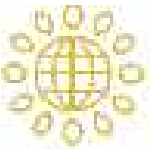
CERTIFICATION

No.

CERTIFIER

DATE

CLIENT


Solquartz

CLIENT DOCUMENT NUMBER

REV

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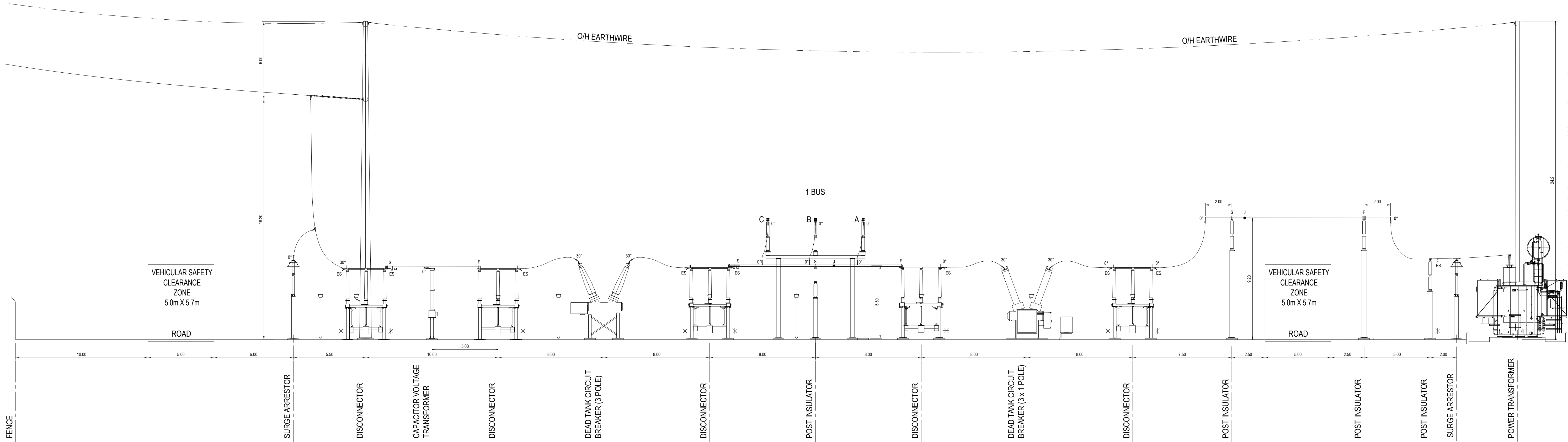

Coordinate system MGA
Height datum AHD

PRINT ALL COPIES IN COLOUR

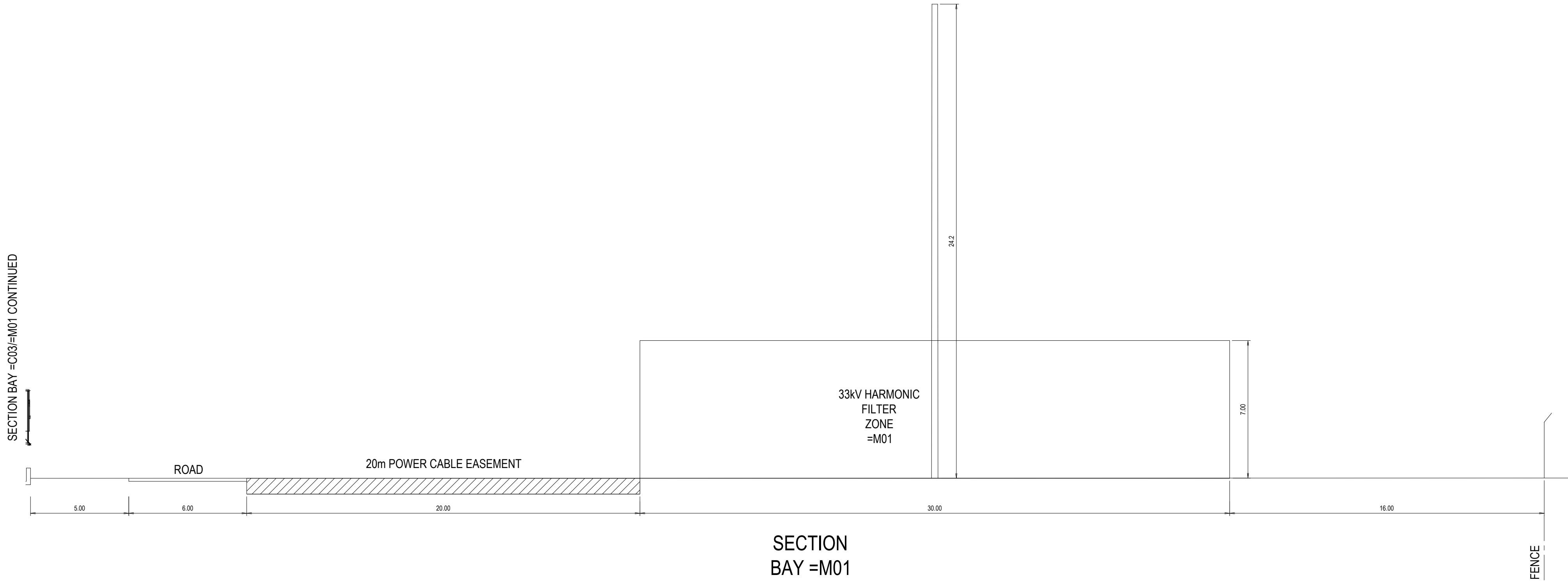


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DRAWN BY W.BUMAGAT		TITLE SUPERNODE BESS TECHNICAL SUPPORT CONCEPT DESIGN GENERAL ARRANGEMENT			
DESIGNED BY					
STATUS STARTED	CODE W1	DOCUMENT CODE 529130-W00001-DRG-LC-0010			
DOCUMENT STATE WORK IN PROGRESS		SCALE AS SHOWN	SIZE A1	REFERENCE No. DRG-LC-0010	REV A01.01

Plot Date: 2025-07-04 2:36 PM Filename: 529130-W00001-DRG-EL-0093.DWG



SECTION
BAY =C03/=C04
1:150



SECTION
BAY =M01
1:150

- LEGEND
- ES EARTHING STIRRUP
 - F FIXED BUSBAR SUPPORT
 - S SLIDING BUSBAR SUPPORT
 - J BUSBAR BUTT JOINT
 - 0° TO 90° COMPRESSION ANGLE CONNECTOR
 - * PED ATTACHMENT

REFERENCE DRAWINGS							REFERENCE MODELS						
REV	DATE	REVISION DETAILS					REV	DRAWN	DESIGNED	VERIFIED	APPROVED		
A01.01	2025-06-24	ISSUED FOR CLIENT REVIEW					A01.01	K.CHILDS	K.JANSEN VAN RENSBURG				
A01.02	2025-07-04	ISSUED FOR USE					A01.02	K.CHILDS	K.JANSEN VAN RENSBURG	M.NURCOMBE	B.JOSEPH		

PREPARED BY


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CLIENT



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CONSTRUCTION STATUS

NOT FOR CONSTRUCTION

DRAWN BY

K.CHILDS

DESIGNED BY

K.JANSEN VAN RENSBURG

STATUS

STARTED

CODE

W1

DOCUMENT STATE

WORK IN PROGRESS

COORDINATE SYSTEM

MGA

HEIGHT DATUM

AHD

CERTIFICATION

No.

CERTIFIER

DATE

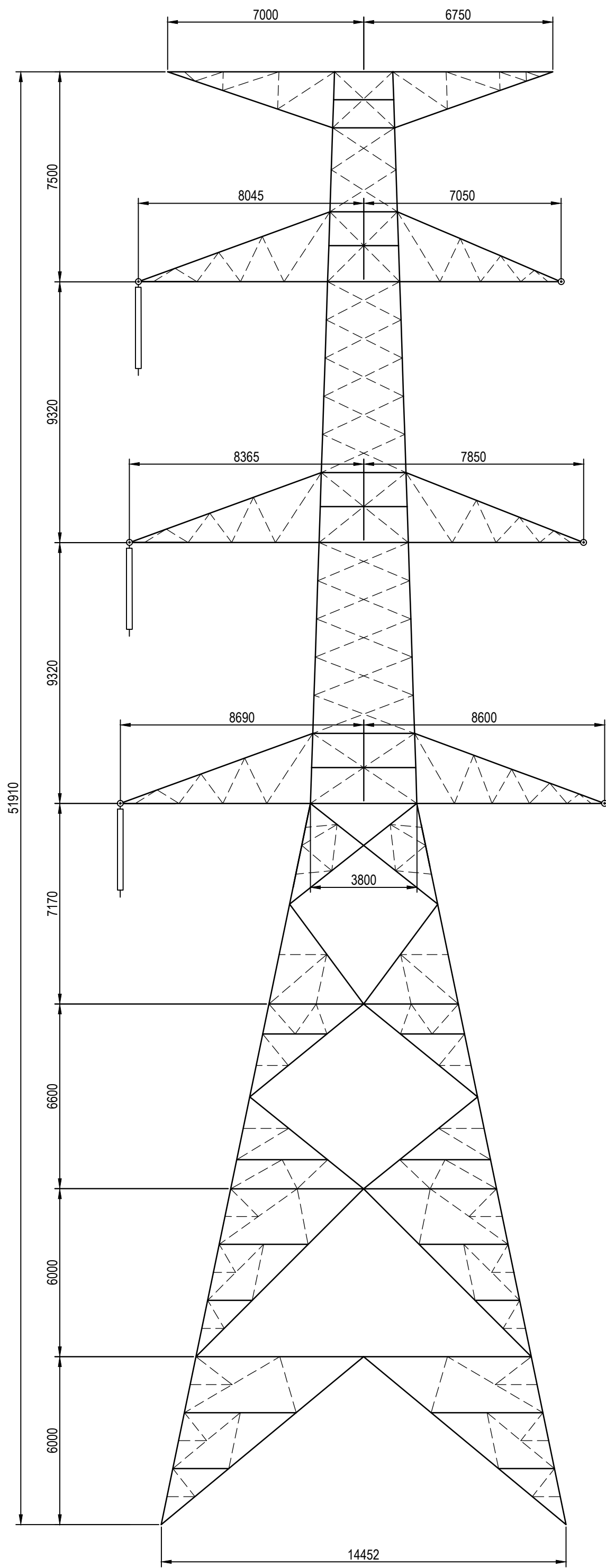
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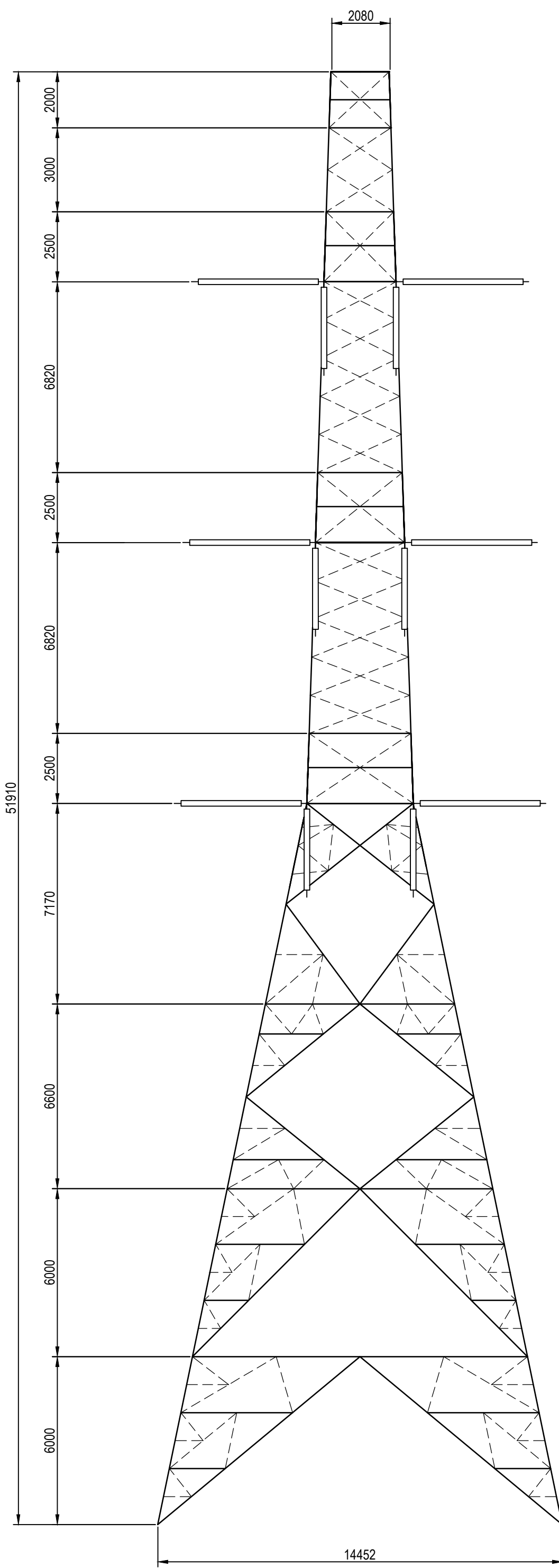
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PROJECT				
SUPERNODE NORTH BESS TECHNICAL SUPPORT				
TITLE				
SUPERNODE NORTH BESS QLD OPERATIONS HV SUBSTATION SECTION				
DOCUMENT CODE				
529130-W00001-DRG-EL-0093				
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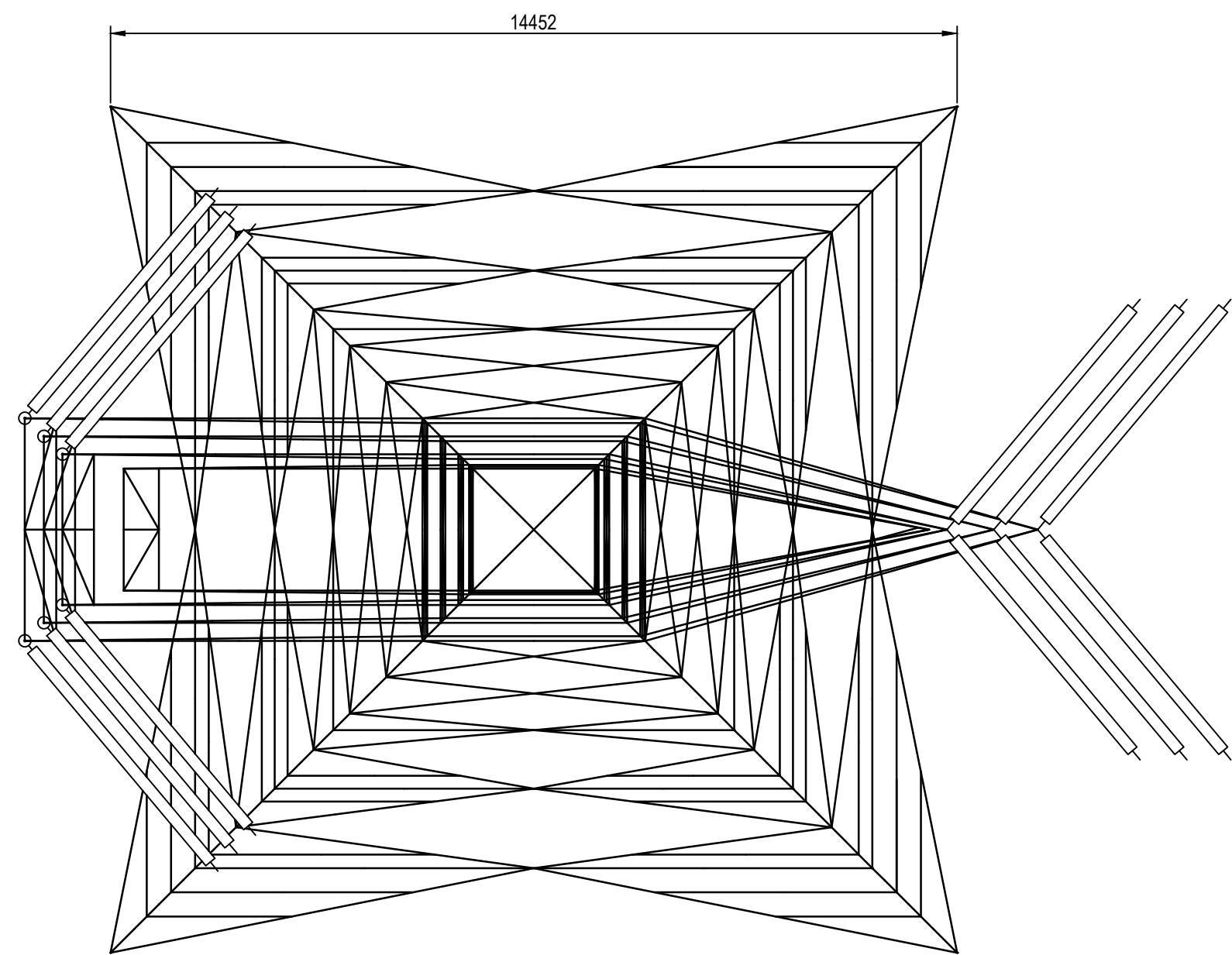
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ELEVATION VIEW
N.T.S



SIDE VIEW
N.T.S



PLAN VIEW
N.T.S

NOT FOR CONSTRUCTION

REFERENCE DRAWINGS			REFERENCE MODELS				
REV	DATE	REVISION DETAILS	REV	DRAWN	DESIGNED	VERIFIED	APPROVED
A01.01	2025-06-27	ISSUED FOR REVIEW	A01.01	M.C	D.S	A.W	S.K

PREPARED BY


www.aurecongroup.com

CLIENT



COORDINATE SYSTEM
MGA
HEIGHT DATUM
AHD



CONSTRUCTION STATUS

NOT FOR CONSTRUCTION

STATUS

STARTED

CODE

W1

DOCUMENT STATE

WORK IN PROGRESS

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IN COLOUR

CERTIFICATION

No.

CERTIFIER

DATE

CLIENT DOCUMENT NUMBER

REV

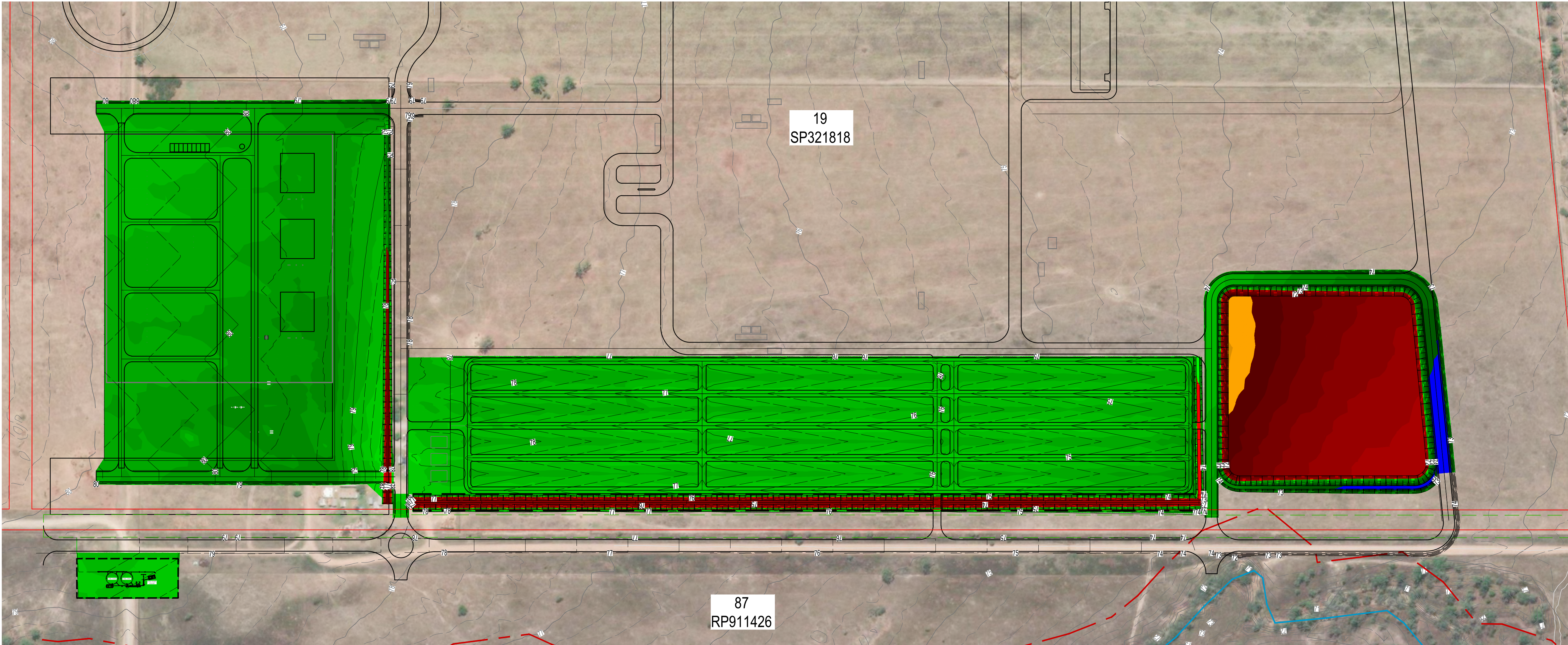
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529130-W00001-DRG-PL-0004			
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NOT TO SCALE	A1	DRG-PL-0004	A01.01

- NOTES:
- CONTOUR INTERVAL 0.25m, MGA 2020 COORDINATES.
 - EARTH PADS BATTER SLOPES ARE 1V:2H.

CUT/FILL SUMMARY		
ITEM	QUANTITY	UNIT
CUT	-46,394	m³
FILL	161,118	m³
TOTAL	114,724	m³

- LEGEND:
- PROPERTY BOUNDARY (DCDB)
 - EASEMENT BOUNDARY
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR

RANGE DEPTH AT 200MM INTERVAL				
Lower_value	Upper_value			Colour
-3.0	to	-2.8	m	
-2.8	to	-2.6	m	
-2.6	to	-2.4	m	
-2.4	to	-2.2	m	
-2.2	to	-2.0	m	
-2.0	to	-1.8	m	
-1.8	to	-1.6	m	
-1.6	to	-1.4	m	
-1.4	to	-1.2	m	
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-1.0	to	-0.8	m	
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-0.6	to	-0.4	m	
-0.4	to	-0.2	m	
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0.0	to	0.2	m	
0.2	to	0.4	m	
0.4	to	0.6	m	
0.6	to	0.8	m	
0.8	to	1.0	m	
1.0	to	1.2	m	
1.2	to	1.4	m	
1.4	to	1.6	m	
1.6	to	1.8	m	
1.8	to	2.0	m	
2.0	to	2.2	m	
2.2	to	2.4	m	
2.4	to	2.6	m	
2.6	to	2.8	m	
2.8	to	3.0	m	



REFERENCE DRAWINGS			REFERENCE MODELS				
REV	DATE	REVISION DETAILS	REV	DRAWN	DESIGNED	VERIFIED	APPROVED
A01.01	2025-06-17		A01.01	W.BUMAGAT			

PREPARED BY


www.aurecongroup.com

CERTIFICATION

No.

CERTIFIER

DATE

CLIENT


CLIENT DOCUMENT NUMBER

REV

20 0 40 80m
SCALE 1:2000

All written dimensions take precedence over scaled dimensions.


Coordinate system MGA
Height datum AHD

PRINT ALL COPIES IN COLOUR

CONSTRUCTION STATUS		PROJECT			
NOT FOR CONSTRUCTION		SUPERNODE NORTH BESS TECHNICAL SUPPORT			
DRAWN BY		TITLE			
W.BUMAGAT		SUPERNODE BESS TECHNICAL SUPPORT CONCEPT DESIGN EARTHWORKS PLAN			
DESIGNED BY					
STATUS	CODE	DOCUMENT CODE			
STARTED	W1	529130-W00001-DRG-LC-0050			
DOCUMENT STATE		SCALE	SIZE	REFERENCE No.	REV
WORK IN PROGRESS		AS SHOWN	A1	DRG-LC-0050	A01.01

Northern Quartz Campus

**Planning Assessment Report – Material Change of Use
of premises for a Substation and Transmission line**

Package 1 – Substation and Transmission Line

Prepared for Supernode North BESS ProjectCo Pty
April 2026



Northern Quartz Campus

Planning Assessment Report - Material Change of Use involving Transmission Line and Substation

Supernode North ProjectCo Pty Ltd

E231133 RP1

April 2026

Version	Date	Prepared by	Reviewed by	Comments
V1	20 April 2026	E. Campbell	R. Dela Pena	Final for lodgement

Approved by

Ron Dela Pena

Ron Dela Pena
Associate Director
20 April 2026

Level 2 95 North Quay Brisbane QLD 4000
ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Supernode North ProjectCo Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purpose for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Supernode North ProjectCo Pty Ltd (and subject to the terms of EMM's agreement with Supernode North ProjectCo Pty Ltd).

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ABN: 28 141 736 558

Application summary

The table below provides a summary of this application – Development Permit for a Material Change of Use (MCU) involving a substation and transmission line.

Proposed development	
Proposal	Transmission line and substation
Application type	- Development permit for Material Change of Use for Major Electricity Infrastructure - Development permit for Material Change of Use for a Substation
Site details	
Address	128 Manton Quarry Road, Calcium Townsville QLD, 4816
Defined area of 'premises'	Refer Appendix D
Real property description	Part of Lot 19 SP321818 and part of Lot 87 on RP911426
Overhead transmission line extent	Within proposed LEIP electrical easement, traversing south from the NQC Substation to the Powerlink Calcium Substation. Interaction with the following lots: - Lot 19/ SP321818 - Lot 87/RP911426 - Lot 30/SP321818 - Lot 55/E124248 - Lot 65/E124264 - Lot 64/E124248 - Lot 417/E12421
Tenure	Freehold
Existing use	Unimproved cattle grazing
Local government area	Townsville City Council
Applicant details	
Applicant	Supernode North Project Co Pty Ltd as trustee for the Supernode North BESS Project Trust
Contact name	Mitch Crawford
Contact details	mc@private-energypartners.com
Consulting team	EMM Consulting Pty Ltd
Landowner	Townsville City Council
Regional plan	
North Queensland Regional Plan	North Queensland Regional Plan (March 2020)
State referrals	
Referral triggers	Powerlink Australia
State codes	Nil

Local planning instrument	
Planning scheme	Townsville City Plan (Version 2024/01)
Temporary local planning instruments	Nil
Zone	High impact industry
Precinct	Lansdown high impact industry
Applicable overlays to premises	OM-06.1 Flood Hazard OM-08.0 Natural Assets Environmental (pertaining to the transmission line) OM-02.2 Bushfire Hazard Area (pertaining to the transmission line)
Level of assessment	Impact assessment
Key outcomes	
Supernode North BESS ProjectCo Pty Ltd is proposing to develop a substation and transmission lines to facilitate electricity supply for future Metallurgical Silicon (MG-Si) and Polysilicon (Poly-Si) manufacturing facilities as part of the broader Northern Quartz Campus (NQC) Project (prescribed project). The development application provides a comprehensive assessment against the Townsville City Plan 2014 and North Queensland Regional Plan, of which compliance is achieved for the majority of performance outcomes. The NQC Project is a strategically significant development for Townsville in terms of supporting the city's industrial diversification. The Lansdown Eco-Industrial Precinct, around 40 km south west of Townsville's Port, has been identified by all levels of government, including in the Townsville City Plan and NQ Regional Plan, as an ideal industrial estate and is currently the focus for strategic development by TCC. In support of this development application, environmental impact assessments have been prepared. Detailed acoustics, bushfire, water resources, traffic, and visual assessments have been undertaken to determine the likely impacts of the Project and how these impacts will be managed. Overall, the Project will contribute positively to the economy of the region, with all potential impacts of the Project appropriately managed. It is recommended that TCC, as Assessment Manager, considers this development application on its planning and environmental merits and approves the Project subject reasonable and relevant conditions on the development permit.	
Background	
The introduction of State Code 27: Battery Storage Facilities on 12 December 2025 resulted in a material change to the statutory assessment framework applicable to the broader Supernode North project. Prior to the commencement of State Code 27, the project was conceived and progressed as an integrated development comprising a Battery Energy Storage System (BESS), an associated substation, and transmission line infrastructure. On this basis, a development application was lodged with Townsville City Council (TCC) in September 2025, with TCC acting as the Assessment Manager for all components of the development. Following the commencement of State Code 27 and pre-lodgement discussions with the State Assessment and Referral Agency (SARA), Townsville City Council, and the Office of the Coordinator-General (OCG), it was determined that the project must now be assessed as separate development components in accordance with the revised assessment pathways under the Planning Regulation. While the Battery Storage Facility is now subject to assessment by SARA under State Code 27, Townsville City Council remains the Assessment Manager for the substation and transmission line components, which are not captured by the new State Code. Although separated for statutory assessment purposes, the substation and transmission line form essential elements of an integrated energy system that enables the connection of the Supernode North BESS to the Northern Quartz Campus (NQC) Substation and ultimately to the Powerlink proposed Calcium Substation. The project has therefore been designed to be developed, constructed and operated as a single coordinated energy network. Accordingly, all technical and environmental assessments have been undertaken on an integrated basis, with each study considering the combined and cumulative influence of the BESS, substation and transmission line to ensure system-wide impacts are appropriately identified and addressed. Construction planning for the substation and transmission line has similarly been developed as part of a coordinated construction program, enabling efficiencies in workforce deployment, minimising construction traffic and temporary works, and reducing overall disturbance. This integrated approach supports the proposed delivery timeframe, including construction commencement in Q4 2026 and commissioning in Q3 2028. As a result of the change in assessment pathways, the original application material prepared for the August 2025 submission has been repurposed and refined to support discrete development applications for the separated components. Relevant technical studies and impact assessments have been retained where applicable and appropriately scoped to support this development application for the substation and transmission line. The development application processes previously undertaken with TCC, including information request (RFI) responses and public notification, have been completed and are provided for completeness and background context. This application relates solely to the substation and transmission line components and is made for assessment by Townsville City Council, with the BESS component being progressed concurrently under a separate application assessed by SARA in accordance with State Code 27.	

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Abbreviations

Abbreviation	Expansion
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DIDO	Drive in drive out
EMM	EMM Consulting Pty Ltd
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FIFO	Fly in fly out
kV	Kilovolt
LEIP	Lansdown Eco-Industrial Precinct
MGSi	Metallurgical Silicon
MNES	Matters of national environmental significance
MW	Megawatt
MWh	Megawatt hours
O&M	Operations and maintenance
PEP	Private Energy Partners
NQC	Northern Quartz Campus
Planning Act	<i>Planning Act 2016</i>
PolySi	Polysilicon
RE	Regional ecosystem
SDPWO Act	<i>State Development and Public Works Organisation Act 1979</i>
SPV	Special purpose vehicle
TCC	Townsville City Council
VM Act	<i>Vegetation Management Act 1999</i>

1 Introduction

1.1 Purpose of the report

This Planning Assessment Report (Report) has been prepared by EMM Consulting Pty Ltd (EMM) on behalf of Supernode North BESS ProjectCo Pty Ltd (Supernode North) (the Applicant) in support of a development application to Townsville City Council (TCC) beneath the *Planning Act 2016* (Planning Act). The application seeks approval from the Assessment Manager (TCC) for:

- Development permit for Material Change of Use involving Major Electricity Infrastructure (275 kilovolt (kV) transmission line)
- Development permit for Material Change of Use for a Substation.

This Report evaluates the Northern Quartz Campus Substation and Transmission Line Project (the Project) against the *Townsville City Council Planning Scheme (Version 1, 2024)* (TCC Planning Scheme). Further details regarding the statutory framework relevant to the proposed development are provided in Section 4.1.

1.2 Impact assessment approach

The introduction of State Code 27: Battery Storage Facilities on 12 December 2025 resulted in a change to the assessment pathway for the project. Initially, the Supernode North BESS Project considered infrastructure components including the BESS, substation and transmission line and was to be assessed by Townsville City Council (TCC). Following the commencement of State Code 27 and pre-lodgement discussions with SARA, TCC and the Office of the Coordinator General (OCG), it was determined that the project must be assessed as separate components. As a result, SARA is now the Assessment Manager for the Battery Storage Facility (BESS), while TCC remains the Assessment Manager for the substation and transmission line.

Although separated for statutory purposes, all components operate together to deliver an energised BESS which connects to the NQC Substation and ultimately to the publicly owned Calcium Substation via the proposed transmission lines. The project has been designed to be developed, constructed and operated as a single integrated energy system. All technical assessments have therefore been undertaken for all three project components as an integrated whole, with each study considering the combined influence of the BESS, substation and transmission line. This ensures cumulative and system wide impacts are properly identified and addressed.

Construction planning has also been developed as a coordinated program. This integrated approach improves workforce efficiency, minimises construction traffic, avoids duplicated temporary works and supports delivery timeframes, including construction commencement in Q4 2026 and commissioning in Q3 2028.

While State Code 27 requires a split lodgement of the infrastructure components to meet requirements of the assessment pathway, the environmental and technical assessments have been prepared using an integrated impact assessment framework, ensuring completeness, consistency and alignment with how the infrastructure will operate in practice.

1.3 Development overview

Supernode North is a wholly owned portfolio company of funds managed by Quinbrook Infrastructure Partners (Quinbrook). Private Energy Partners Pty Ltd (PEP) is an affiliated Quinbrook entity and is a dedicated development, delivery, and operations service provider. Together they propose to develop a substation and transmission line as part of the broader Northern Quartz Campus (NQC) project (prescribed project). This is proposed to be achieved by connecting the Calcium Substation (owned by Powerlink) to the NQC Substation via the transmission lines within the power easement. This infrastructure will energise the future BESS, Metallurgical

Silicon (MG-Si) and Polysilicon (Poly-Si) manufacturing facilities as part of the broader NQC Project (prescribed project).

The NQC Substation is location on Lot 19 on SP321818 and Lot 87 on RP911426. The development includes the proposed overhead transmission line which traverses adjacent to the western edge of the NQC land lease and connect into the future Powerlink Calcium substation on Lot 65 on E134264. The Powerlink Calcium substation does not form part of this assessment.

The NQC proposed overhead transmission line interacts with the following road reserves and lot boundaries:

- Lot 19/ SP321818
- Lot 87/RP911426
- Lot 30/SP321818
- Lot 55 / E124248
- Lot 65/E124264
- Lot 64/E124248
- Lot 417/E12421
- Bidwilli Road
- an unnamed road reserve
- Manton Quarry Road
- Bindal Drive

The premises boundary which forms this application is provided as Appendix D. The proposed development details are described further in Section 3.

1.4 Definition of project

The Project has been determined to be assessable development subject to the provisions of the Townsville City Plan 2014. A summary of the development application details is included in Table 1.1.

Pre-lodgement engagement has occurred with TCC during project scoping and the preparation of this development application (refer Section 4.1.4).

Table 1.1 Assessable development summary

Proposed development	Detail
Type of approval sought	• Development permit for Material Change of Use for Major Electricity Infrastructure • Development permit for Material Change of Use for a Substation
Site address	128 Manton Quarry Road, Calcium Townsville QLD, 4816
Real property description	Part of Lot 19 SP321818 and part of Lot 87 on RP911426
Overhead transmission line extent	Within proposed LEIP electrical easement, traversing south from the NQC Substation to the Powerlink Calcium Substation. Interaction with the following lots: • Lot 19/ SP321818 • Lot 87/RP911426 • Lot 30/SP321818 • Lot 55 / E124248 • Lot 65/E124264 • Lot 64/E124248 • Lot 417/E12421
Defined area of 'premises'	Refer Appendix D
Assessment manager	Townsville City Council

Proposed development	Detail
Landowner details	Townsville City Council
Applicant details	Supernode North Project Co Pty Ltd as trustee for the Supernode North BESS Project Trust

The relevant planning instruments against which the Project will be assessed is provided in Table 1.2.

Table 1.2 **Planning instrument details**

Planning instrument	Details
Regional plan	North Queensland Regional Plan (dated March 2020)
Planning scheme	Townsville City Plan (version 2024-01)
Zone	High Impact Industry
Level of assessment	Impact assessment
Applicable planning scheme overlays	OM-06.1 Flood Hazard OM-08.0 Natural Assets Environmental OM-02.2 Bushfire Hazard Area (pertaining to the transmission line)
Applicable local codes	• High impact industry code • Flood hazard overlay code • Healthy waters code • Transport impact, access and parking code • Works code • Landscape code • Telecommunications facility and utilities code

1.5 Project terminology

Supernode North are proposing to develop NQC within TCC's Lansdown Eco-Industrial Precinct (LEIP), a high impact industrial area promoted as Australia's first environmentally sustainable industrial hub. NQC encompasses Project components all of which culminate in the delivery of an industrial hub which powers and provides metallurgical silicon and polysilicon.

To support the overall program delivery, various components were defined and broken into a component delivery based on project schedule drivers, investor confidence, and risk profiles:

- Transmission line and NQC substation (assessed within this planning report)
- Battery Energy Storage System (BESS) (to be assessed in a separate application)
- A Metallurgical Silicon (MG-Si) plant (to be assessed within a future application)
- Polysilicon plant (to be assessed within a future application).

The Project components listed above are proposed to be sited within the *project area*, which comprises three allotments (part of Lot 19 on SP321818, Lot 34 on E124243 and part of Lot 87 on RP911426). Of this area, this application seeks to assess the *premises*, a smaller development footprint encompassing 54.9 ha. The premises are located in the centre of the project area. Table 1.3 and Figure 2.1 describes the relationship between the project area and premises. The coordinates of the premises are detailed within Appendix D.

Table 1.3 Description of area terminology used in this application

Terminology	Description
Project area	The project area encompasses an area of approximately 339.2 hectares (ha) and is comprised of three adjoining allotments: • part of Lot 19 on SP321818 • Lot 34 on E124243 • part of Lot 87 on RP911426. The project area represents the extent of all land allocated to Northern Quartz Campus within the LEIP precinct.
Premises	The premises is the area directly being assessed by this application. It primarily consists of part of Lot 19 on SP321818 and part of Lot 87 on RP911426, and involves all the land required for the transmission lines. Under Schedule 2 of the <i>Planning Act 2016</i>, 'premises' is defined as: a) A building or other structure; or b) Land, whether or not a building or other structure is on land. For purposes of the Project and this Development Approval, the premises are bounded by land via the coordinates in Appendix D.

1.6 Applicant details

Supernode North is a wholly owned portfolio company of funds managed by Quinbrook Infrastructure Partners (Quinbrook). Private Energy Partners Pty Ltd (PEP) is an affiliated Quinbrook entity and is a dedicated development, delivery, and operations service provider.

Quinbrook is a specialist energy transition infrastructure investor focused on the development, construction and operation of new assets and the building of scaled businesses seeking to sustainably and responsibly support the transition to net zero in Australia, the United States (US) and the United Kingdom (UK).

Quinbrook was founded by two Queenslanders, who have invested in more than 225 low carbon, renewable, storage and critical minerals projects over the past 25 years, and has offices in Brisbane, Houston, New York, London and Jersey.

PEP specialises in energy and infrastructure projects across Australia, the US and the UK. PEP brings deep technical and commercial capability across the full lifecycle of project development, from feasibility and land acquisition through to approvals, procurement, grid connection, and delivery, and has offices in Brisbane, Houston and London.

PEP works across the technology landscape encompassing distributed scale solar photovoltaic, onshore wind, battery storage, biomass, fugitive methane recovery, demand response, grid support and flexibility, community energy networks, industrial decarbonisation and critical minerals supporting the renewable energy industry’s equipment manufacturing supply chain.

Quinbrook and PEP have a particular interest in the opportunities for supporting the growth of the critical minerals and equipment manufacturing industries in Northern Queensland and Central Queensland. Quinbrook and PEP are committed to long-term investment in communities and has a strong focus on ensuring positive relationships are maintained throughout the development, construction, operation and decommissioning stages of its projects. A summary of the applicant details are in Table 1.4.

Table 1.4 **Summary of applicant details**

Attribute	Description
Sponsor	Quinbrook Infrastructure Partners Pty Ltd
Developer	Private Energy Partners Pty Ltd
Applicant	Supernode North Project Co Pty Ltd as trustee for the Supernode North BESS Project Trust
Australian Company Number	Trustee ACN - 693 589 490 Trust ACN - 67 756 224 377
Address	Level 4, 167 Eagle Street, Brisbane, QLD 4000

1.7 Community consultation

Supernode North are committed to working closely with the local community to establish a Community Partnership Program that delivers ongoing benefits. Community input is welcomed and encouraged as the program is developed.

PEP undertook community and stakeholder engagement on the Northern Quartz Campus projects throughout 2025, including a focus on the Supernode North BESS as the first of its projects to seek development approval. PEP’s consultation included:

- two dedicated community information sessions in Woodstock, the second of which largely focussed on the Supernode North BESS
- participation in a community information session organised by TCC
- two-day workshops with Bindal People and Gurambilbarra Wulgurukaba People Applicants Groups
- regular meetings with TCC and Department of State Development Infrastructure and Planning (DSDIP) to discuss the projects and allied interests such as easements and infrastructure
- four written community updates distributed in the Woodstock district

- the Northern Quartz Campus Consultation Hub
- a range of stakeholder briefings and meetings with TCC, DSDIP, elected representatives, government agencies, Townsville Enterprise Limited (TEL), Queensland Fire Department (QFD), North Queensland Conservation Council (NQCC) and Powerlink Queensland.

During November 2025, coinciding with the notification period for the original August 2025 DA lodgement to TCC, PEP promoted the community information session focussing on the Supernode North BESS via the project update and local signage. Participation in this session included 15 community members.

Engagement with local organisations has also been undertaken to deliver community investment in Woodstock, including supporting Woodstock State School, the Woodstock and District Sport and Recreation Club, and Woodstock Queensland Country Women's Association (QCWA) branch.

The outcomes of PEP's engagement have been considered in the development of this SIA.

1.7.1 SIA engagement

Community and stakeholder engagement as part of the Regional SIA was conducted between September to November 2025, with activities to close out engagement in March 2026. This addressed each of PEP's five proposed projects in the Woodstock area. An invitation to participate in SIA engagement and an SIA factsheet were distributed to around 325 Woodstock district households and businesses, the Bindal People and Gurambilbarra Wulgurukaba People Applicant Groups, 32 community, environmental and economic organisations, TCC officers and the Division 10 Councillor, Charters Towers Regional Council, and 14 government agencies.

Regional SIA engagement included:

- two Woodstock community workshops with a total of 29 participants
- a local and state government workshop involving TCC, QFD, Queensland Police Service (QPS), DSDIP, Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism (DWATSIPM), and Department of Customer Services, Open Data and Small and Family Business (DCSODSFB)
- a workshop involving Regional Development Australia Townsville and North West Queensland (RDATNWQ), TEL, NQCC, and a local manufacturer
- a workshop with Bindal People with nine participants
- a workshop with Gurambilbarra Wulgurukaba People with seven participants.

Additional engagement undertaken as part of this Project SIA includes:

- provision of the draft SIA scope to TCC for their comment
- distribution of a Project update describing the Project and recent legislative changes and inviting participation in the SIA, via a community update to Woodstock households, the email subscriber list and the Northern Quartz Campus Consultation Hub
- meeting with a local resident who expressed interest in the SIA process.

Private Energy Partners also met with Bindal People in March 2026, for further discussion about project impacts and opportunities, including agreement of a Partnership Deed to crystallize the benefits of Private Energy Partners projects.

1.8 Supporting documentation

Supporting documentation to this application includes:

- Appendix A – DA Form 1
- Appendix B – Owners consent
- Appendix C – Relevant plans
- Appendix D – Defined premises
- Appendix E - Pre-lodgement engagement
- Appendix F – Community consultation materials
- Appendix G – TCC code responses
- Appendix H – Noise impact assessment
- Appendix I – Bushfire assessment
- Appendix J – Traffic impact assessment
- Appendix K – Visual impact statement
- Appendix L – Water resources assessment

2 Site and local setting

The Project is predominantly proposed to be located to the west of Lot 19 on SP321818 with the transmission line corridor extending southward through portions of Lot 30 on SP321818, Lot 87 on RP911426, Lot 55 on E124248 and Lot 65 on E124264, as seen on Figure 1.1. The transmission line alignment follows a north-south orientation approximately 2.6 km, crossing Bidwilli Road reserve before continuing south to cross Manton Quarry Road reserve toward the planned connection point at the future Powerlink Calcium substation (Lot 65/E124264).

The substation footprint is situated immediately north of Bidwilli Road positioned within an area historically used for grazing and characterised by largely cleared land with patches of regrowth vegetation. Approximately 150 m south of the substation footprint is Four Mile Creek, watercourse that crosses the landscape and forms part of the broader hydrological system flowing eastward towards Haughton River. The power easement intersects both Four Mile Creek and Two Mile Creek (approx. 780 m south of the Substation footprint) however the intersection via overhead powerlines only.

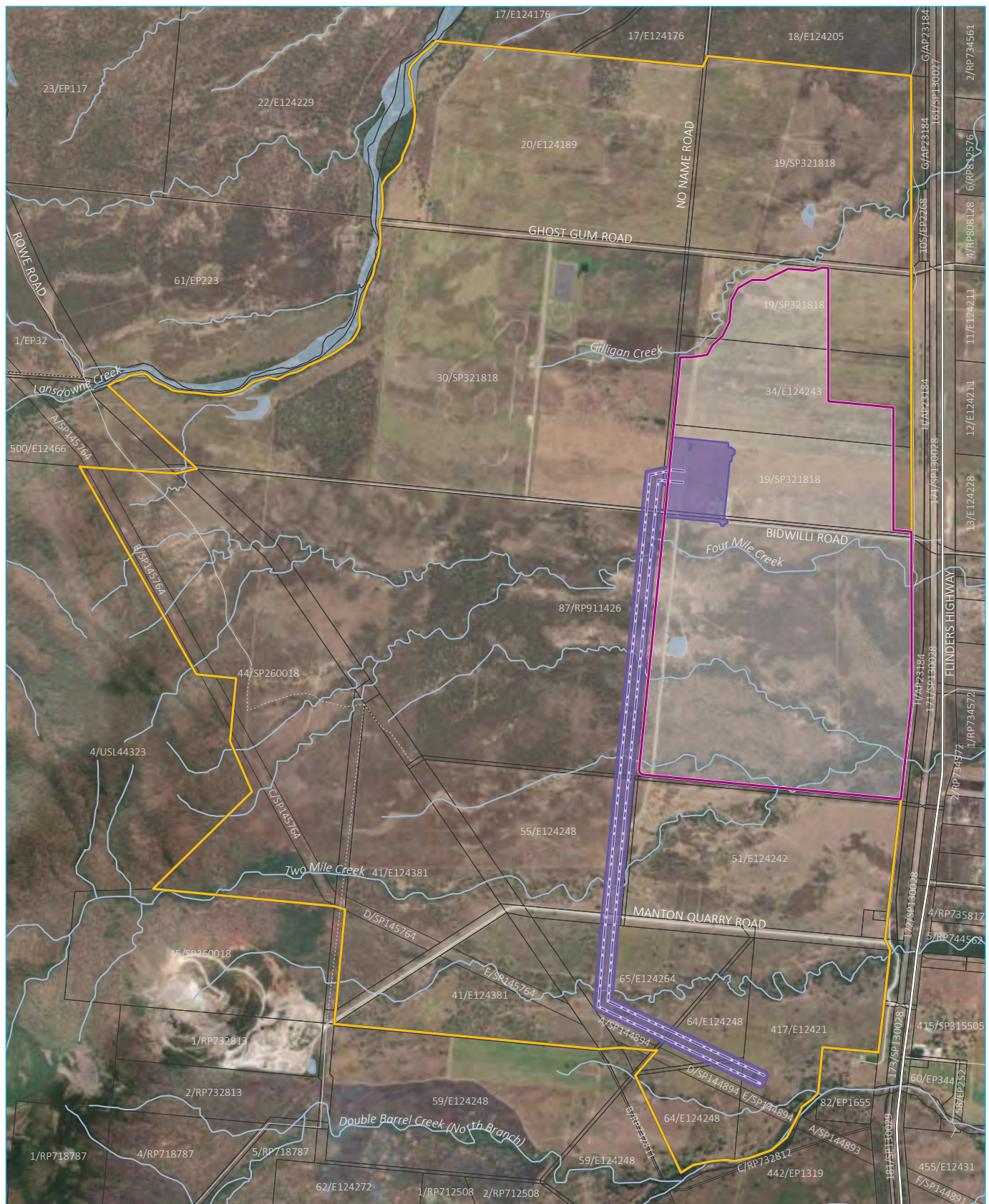
The project area is located approximately 40 km south of Townsville at the LEIP with Flinders Highway located to the east of the broader NQC Project Boundary.

The NQC project area encompasses an area of approximately 339.2 hectares (ha) and includes three adjoining allotments including part of Lot 19 on SP321818, Lot 34 on E124243 and part of Lot 87 on RP911426 within the LEIP. PEP has received conditional commitment from TCC over these three blocks of land within the precinct. Local context for the project area is depicted in Figure 2.1. The zoning of the project area and surrounding properties is provided in Figure 2.2.

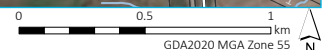
Table 2.1 Site description

Site characteristic	Premises description
Existing land use	The premises and wider project area are currently used for cattle grazing.
Existing structures	- a pre-existing homestead is located within the Project premises, it currently exists in the location of the planned substation area. - Bidwilli Road is located adjacent to the premises to the south of the Substation pad - Approximately 1.2 km from the eastern boundary of the Substation pad is the Mount Isa Rail Line, and Flinders Highway
Frontage and access	- The site can be accessed via Bidwilli Road. - The proposed Bindal Road is north-south adjacent to the western boundary of the NQC Project.
Topography and views	Based on available 5 m topographic contours, the ground surface across the premises consists of grass pastures sloping gradually towards the east. Surface elevations range from approximately 78 mAHD to approximately 79 mAHD within the substation premises. Surface elevations range from approximately 79 mAHD to approximately 85 mAHD from north-south orientation of the transmission line.
Existing vegetation	The existing vegetation of the premises comprises open paddocks dominated by grasses, grazed grassy land, and non-remnant vegetation in the northern section, featuring a predominantly dead groundcover of exotic species.
Existing waterways	Four Mile Creek is situated south of the substation and is crossed once by the overhead transmission line corridor. This occurs approximately 160 m south of the substation pad, they do not interact. The transmission line will span over the Four Mile Creek with no in-channel works, and Lattice Towers locations will be set back from the waterway such that the conductors pass overhead and do not interact with the creek. Two Mile Creek is located approximately 780 m south of the substation, with the transmission line crosses overhead however has no interaction with Two Mile Creek. Along these creeks, regrowth vegetation classified as Regional Ecosystem (RE) 11.3.30 along its corridor; this ecosystem is ground-truthed and identified as "least concern – remnant" under the <i>Vegetation Management Act 1999</i> (VM Act) status.

Site characteristic	Premises description
Easements	There are no existing easements within the premises.
Road reserve	The Bidwilli Road reserve is situated within the premises. Components of the proposed development that will traverse the Bidwilli Road reserve include the overhead transmission line corridor, which crosses Bidwilli Road immediately south of the proposed substation pad, as well as the access driveway required to service the substation and associated electrical infrastructure. No part of the substation pad itself is located within a road reserve. Road reserves that are associated with the proposed overhead transmission line will include the following: • Bindal Road, which is straddled by Lot 19 SP321818 and Lot 30 SP321818 • Bidwilli Road, which is straddled by Lot 19 SP321818 and Lot 87 on RP911426 • an unnamed road reserve which is straddled by Lot 87 on RP 911426 and Lot 51 on E124242 • Manton Quarry Road, which is straddled by Lot 51 on E124242, Lot 55 on E124248 and Lot 65 on E124264. • an unnamed road reserve ID8753 which is straddled by Lot 65 on E124264 and Lot 64 on E124248 • an unnamed road reserve ID2854 which splits Lot 64 on E124248
Surrounding sensitive receptors	• Driveit NQ, approximately 1 km west of the premises (from the substation pad) • Homestead within the substation pad area • Woodstock School, approximately 4.5 km north of the premises.



Source: EMM (2026); DES (2025); DNRMMRRD (2025); ESRI (2026); GA (2011)



KEY

 Lansdown Eco-Industrial Precinct	 Existing environment
 Northern Quartz Campus	 Major road
 Premises	 Minor road
 Transmission line	 Vehicular track
	 Watercourse/drainage line
	 Waterbody
	 Cadastral boundary

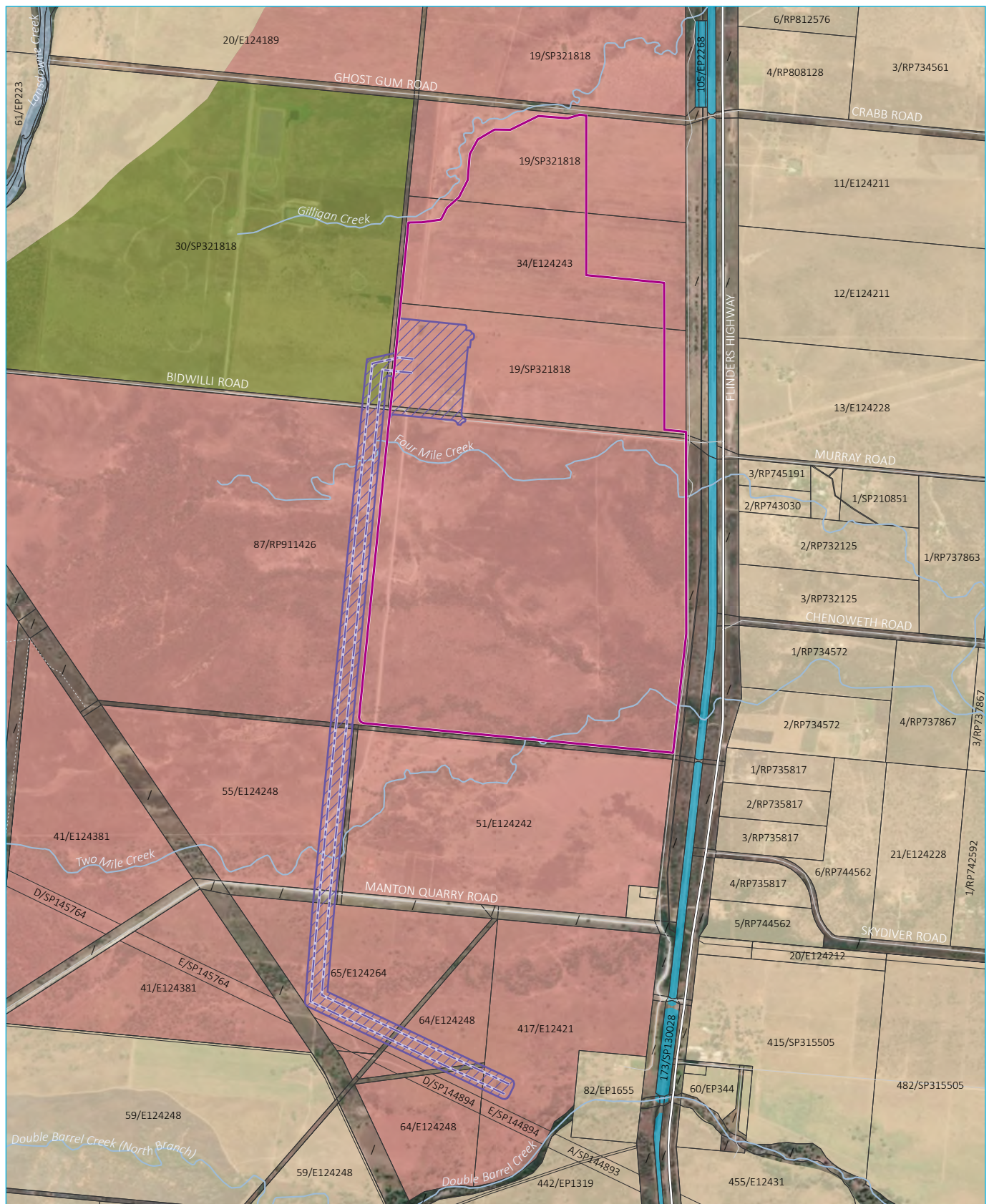
NOTES:

1. Development to be generally in accordance with the Relevant Plans herein.
2. Premises boundary is subject to detailed site survey and final TCC LEIP design.
3. An integrated construction approach to be adopted inclusive of the BESS development. This is subject to future operational works applications.
4. The proposed site wide drainage philosophy considers the wider development that is inclusive of the BESS development and water management pond. The delivery will culminate in an integrated water management delivery method.
5. NQC Substation- AIS or GIS subject to detailed design
6. Transmission lines will connect into future PLQ Substation
7. PLQ Substation (65/E124264)- design and approvals by others
8. Tie-in point to Powerlink Calcium Substation is proposed to be located in the vicinity of Lots 65/E124264, Lot 64/E124248, Lot 417/E12421 (to be confirmed during detailed design). Therefore, the Transmission Line location across Lots 65/E124264, Lot 64/E124248, and Lot 417/E12421 is indicative only and subject to detailed design of the Calcium Substation.

Local context

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report
Figure 2.1





KEY

 Northern Quartz Campus	 Existing environment
 Premises	 Major road
 Transmission line	 Minor road
TCC planning scheme zoning	 Vehicular track
 Community facilities	 Named watercourse
 High impact industry	 Named waterbody
 Rural	 Cadastral boundary
 Sport and recreation	

TCC zoning of premises and project area

Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report
 Figure 2.2





Source: EMM (2026); TCC (2021); DNRMMRRD (2025); ESRI (2026); GA (2011)

KEY

- Northern Quartz Campus
- Premises
- Transmission line
- Existing environment
- Major road
- Minor road
- Vehicular track
- Named watercourse
- Cadastral boundary

Local planning constraints

- Core habitat (F-SC6.9.3)
- Draft black throated finch habitat
- Bushfire hazard area (OM-02.0)
- High bushfire hazard area
- Medium bushfire hazard area
- Environmental importance (OM-08.0)
- Very high
- High
- Medium

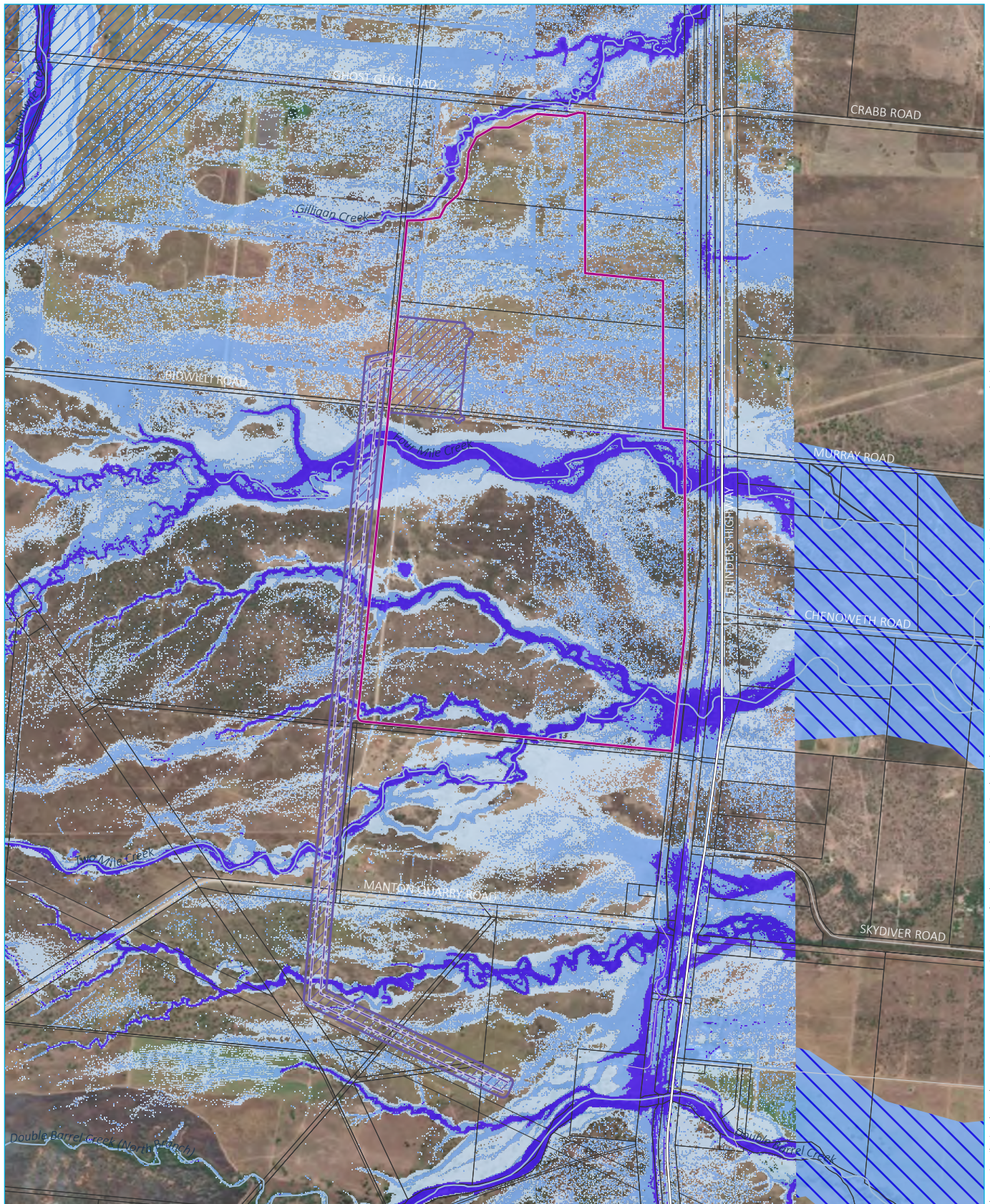
Rail noise corridors (OM-10.2)

- Category 2
- Category 3
- Category 4
- Road noise corridors (OM-10.1)
- Category 1
- Category 2
- Category 3
- Category 4

Local planning constraints

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report
Figure 2.3





Source: EMM (2026); TCC (2021); DNRMMRRD (2025); ESRI (2026); GA (2011)

KEY

- Northern Quartz Campus
- Premises
- Transmission line
- Existing environment
- Major road
- Minor road
- Vehicular track
- Named watercourse
- Cadastral boundary

Local planning constraints

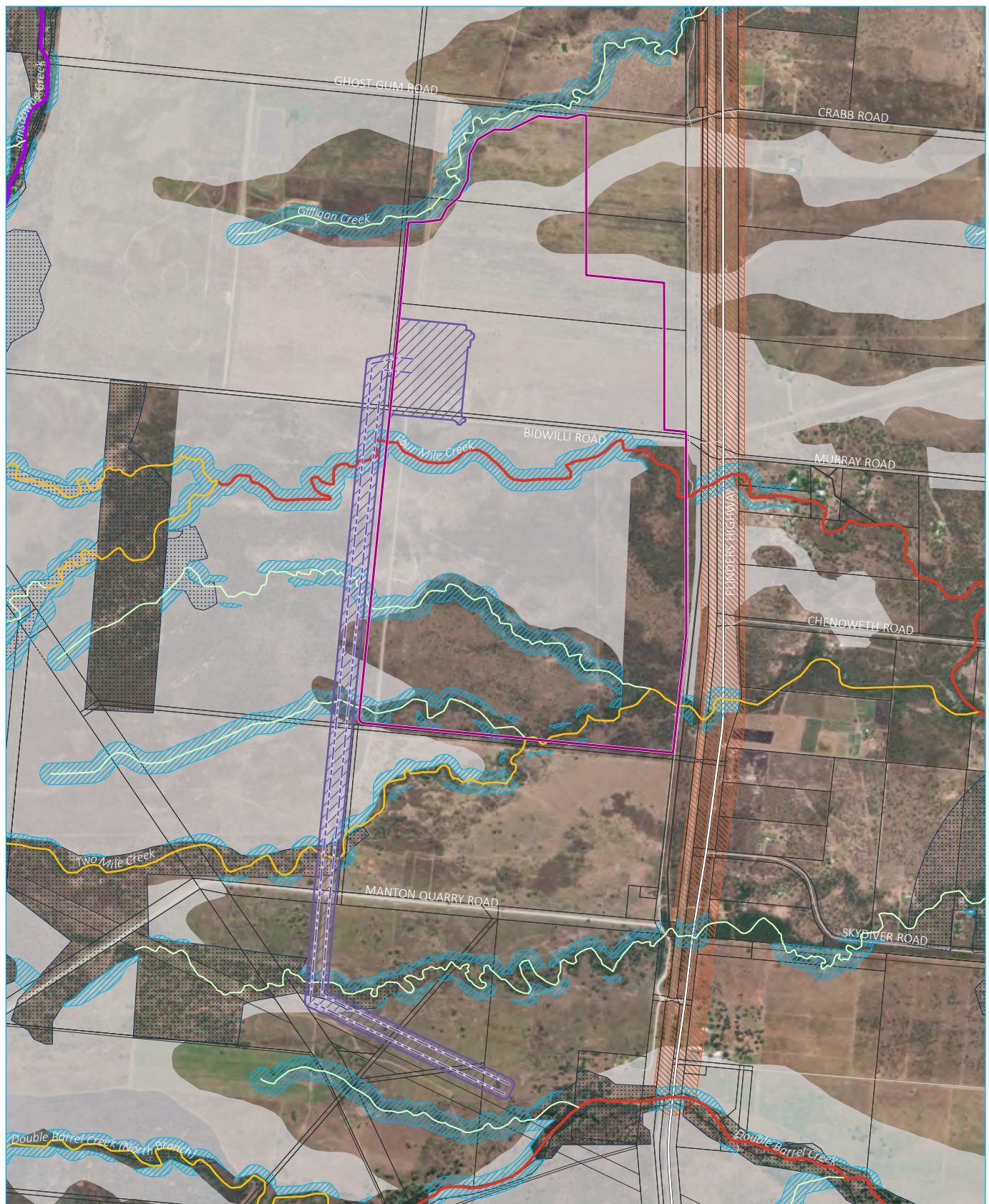
- Water resource catchment area- Ross River dam (OM-09.0)
- Flood hazard overlay (OM-06.1)
 - High hazard area
 - Medium hazard area
 - Low hazard area
 - Medium hazard- further investigation area

Local planning constraints Flood hazard

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report
Figure 2.4



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Source: EMM (2026); DAF (2025); DETSI (2025); DNRMMRRD (2025); ESRI (2026); GA (2011)

KEY

- Northern Quartz Campus
- Premises
- Transmission line
- Existing environment
- Major road
- Minor road
- Vehicular track
- Cadastral boundary

State planning constraints

- Category R: GBR riverine
- Essential habitat
- Strategic cropping land
- State controlled road (100 m buffer)
- Queensland waterways for waterway barrier works (risk of impact)
- Major
- High
- Moderate
- Low

State planning constraints

Northern Quartz Campus
 NQC Substation and Transmission Line
 Planning Assessment Report
 Figure 2.5



\\emm.local\drive\2025\E250401- Project Green Poly MCU DAs\GIS\02_Maps\NQCsubTL_PAR\PAR006_SubTLStatePlanningConstraints\PAR006_SubTLStatePlanningConstraints_20260414_02.aprx 14/04/2026

3 Proposed development details

The Project involves the construction, operation and maintenance of substation and associated transmission line infrastructure, supported by enabling infrastructure including roads, switchgear, transformers. The NQC substation will connect into the power easement via overhead transmission lines, which includes an approximately 2,700 m-long 275 kV transmission line comprising of 21 transmission towers. This will enable the connection between the NQC substation and the future Powerlink Calcium substation. While the Calcium substation itself is not part of this application, the transmission line connection to it is included.

3.1 Project components

The Project components required to deliver the proposed substation and transmission line development are detailed in the following sections. The layout provided as Figure 3.1 is conceptual and will be subject to detailed design once the technology partner has been decided.

3.1.1 NQC Substation

The proposed NQC substation is comprised:

- an earthed pad (including a safety exclusion zone), which achieves a flood immunity of a 0.5% AEP. To achieve this the site will require filling above the surrounding natural surface level by approximately 700mm (average)
- electrical infrastructure including transformer bays, harmonic filters, overhead cabling connecting the substation transformer bays to the lattice tower structures arranged within the substation footprint.

3.1.2 Transmission line

The proposed design includes two 2.6 km 275 kV double circuit overhead transmission powerlines between the NQC substation and future Powerlink Calcium substation. The transmission line is proposed to be above ground within the proposed easement with a minimum width of 100 m.

The transmission line includes 21 lattice towers standing at an approximate height of 51.1 m and a connection span length of 300 m maximum.

Relevant approvals to facilitate the construction and operation of the Calcium substation (i.e. MCU DA, if required, and EPBC referral) do not form part of this application and will be sought separately. The Calcium substation will facilitate the connection between the Project and electricity grid and will include high-voltage transformers.

3.1.3 Enabling infrastructure

Enabling infrastructure will be provided within the NQC substation footprint to support the construction, operation and maintenance of the substation and associated transmission line. These enabling infrastructure elements will include:

- four 6 m x 6 m work sheds to support operational and maintenance activities
- three transformer bays supporting the interface between transmission lines and transformers
- Provision for one future transformer bay
- control buildings are situated adjacent to the transformer bays next to the switchyard to service each bay

- a dedicated service corridor accommodates three harmonic filters 30 m x 35 m each
- three oily water separators alongside each harmonic filter
- four diesel generators and four diesel storage tanks are located along the eastern services strip
- an amenities building, with the water tank positioned near the northern services area
- perimeter security fencing and access gates

3.1.4 Drainage

The drainage strategy for the substation area has been developed in accordance with the Townsville City Plan (SC6.4.9.3), adopting the following design Average Exceedance Probabilities (AEPs):

- Minor Storm Event: 20% AEP for Industrial development
- Major Storm Event: 1% AEP.

For the minor event, internal stormwater runoff from the substation pad is managed through a network of grated inlets positioned to ensure flow widths remain contained within the pad. These inlets collect local runoff and convey it via underground pipework to adjacent perimeter drains. All flows ultimately discharge to a proposed stormwater basin located 750 m east of the substation pad.

Stormwater runoff from the adjacent BESS development, assessed separately, is managed as part of the same integrated drainage system, with flows collected and conveyed via coordinated pit, pipe and swale infrastructure to the shared perimeter drainage network, ensuring consistent hydraulic performance and a single downstream discharge point to the stormwater basin.

At the road crossing, box culverts have been incorporated to maintain continuous hydraulic connectivity between drainage elements.

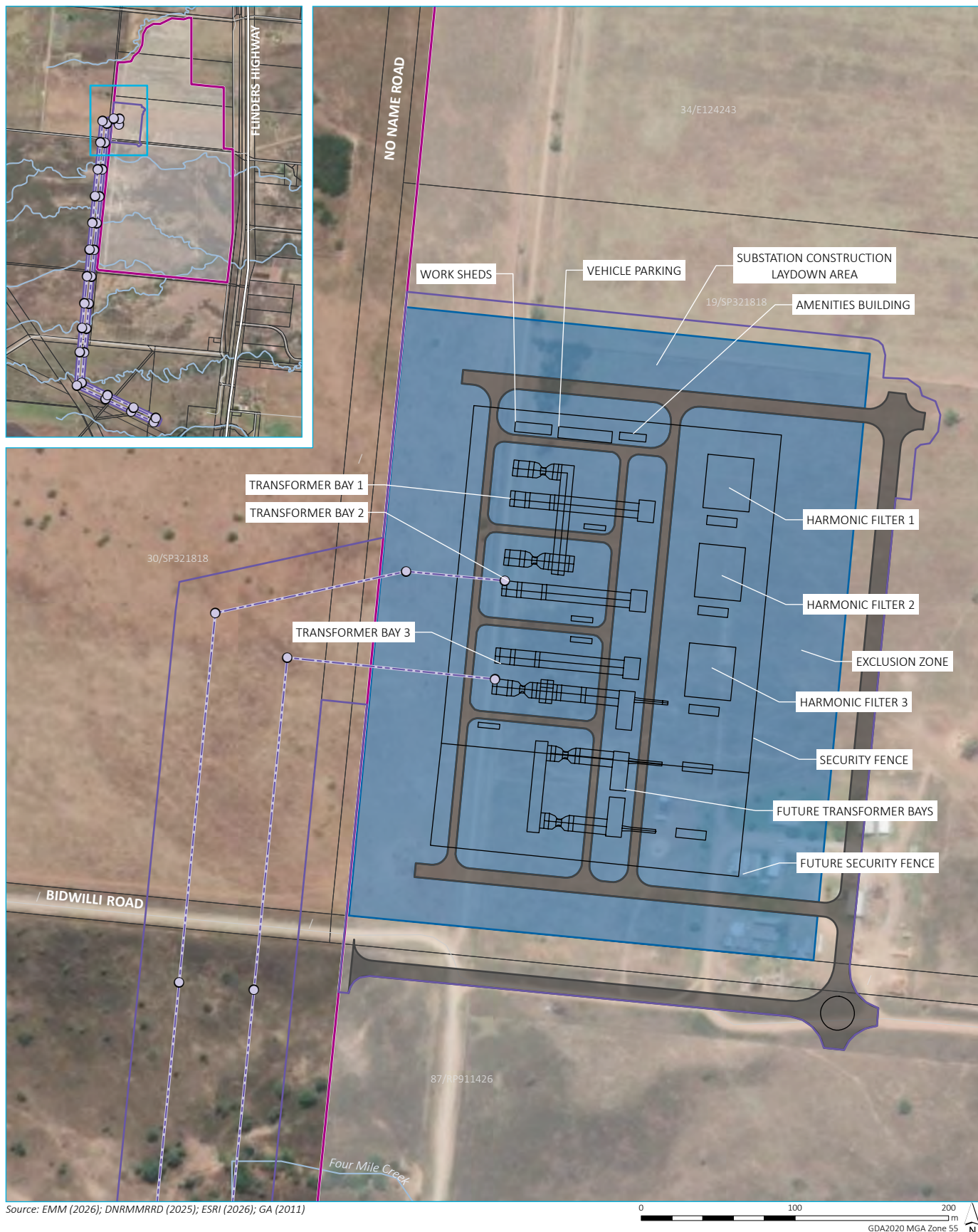
During the major event, increased overland flow is expected as inlet capacities are exceeded and a greater proportion of stormwater bypasses the grated pits. Overland flow will be safely conveyed along internal roads designed with an inverted crown and longitudinal grades falling eastward, directing flows toward the perimeter drainage system and ultimately the stormwater basin.

3.1.5 Roads

Internal roads within the substation pad, including circulation between transformer bays and operational areas, will be constructed of concrete and built to match the natural surface level. Internal access roads located outside the substation pad, including those servicing the work shed, amenities building and nine vehicle parking area, will be un-sealed and surfaced with 10 mm single size aggregate. Internal roads will generally be between 5 m and 6 m in width, while the main site access roads located to the north and south of the premises will be 9 m wide.

A total of nine dedicated vehicle parking spaces is provided adjacent to the amenities and work shed, refer to Appendix C for relevant plans.

Access to the premises during both construction and operation phases will be via the northern LEIP access route, connecting from Flinders Highway via Glenn Road and Jones Road. The proposed site access on Bidwilli Road will function as a new left-in/right-out driveway, as all vehicles will approach the site from the north and depart in the same direction.



Source: EMM (2026); DNRMMRRD (2025); ESRI (2026); GA (2011)

KEY

 Northern Quartz Campus	— Existing environment
 Premises	— Minor road
Proposed site layout	— Watercourse/drainage line
 Substation	 Waterbody
 Internal road	 Cadastral boundary
— Substation infrastructure	
— Transmission line	
● Transmission pole	

NOTES:

1. Development to be generally in accordance with the Relevant Plans herein.
 2. Premises boundary is subject to detailed site survey and final TCC LEIP design.
 3. An integrated construction approach to be adopted inclusive of the BESS development. This is subject to future operational works applications.
 4. The proposed site wide drainage philosophy considers the wider development that is inclusive of the BESS development and water management pond. The delivery will culminate in an integrated water management delivery method.
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- Therefore, the Transmission Line location across Lots 65/E124264, Lot 64/E124248, and Lot 417/E12421 is indicative only and subject to detailed design of the Calcium Substation.

Proposed site layout

Northern Quartz Campus
NQC Substation and Transmission Line
Planning Assessment Report
Figure 3.1



3.2 Project stages

Delivery of the NQC Project will occur through an integrated construction approach, where the BESS, substation and associated transmission line are delivered as a coordinated package rather than standalone developments. This integrated approach enables shared site establishment activities, coordinated earthworks and civil construction, aligned electrical installation sequencing, and integrated commissioning processes.

Constructing the BESS, substation and transmission line concurrently optimises construction efficiencies, minimises duplication of temporary works and access arrangements, and supports effective management of interfaces between project components. Moreover, this integrated delivery model will enable the Project to meet key construction and operational milestones, ensuring that grid connection infrastructure is delivered in line with the commissioning and operational requirements of the broader Northern Quartz Campus.

3.2.1 Construction

Pending receipt of necessary project approvals, construction is anticipated to commence in Q4 2026. Works will generally be undertaken during standard construction hours. Works undertaken outside of standard hours will be limited to exceptional activities required to safely construct the Project.

During the initial 18 to 36-month construction period, the Project will comprise of primarily of site establishment works for the substation and transmission line. This period will involve the majority of the site establishment earthworks, civil foundations, and installation of primary and secondary cabling associated with the substation. The NQC Substation will be constructed with three transformers during this phase, along with the installation of the 275 kV transmission line linking to the Calcium substation. This connection will be delivered through the sequential installation of transmission line footings, tower erection and conductor stringing.

During the construction phase, the workforce associated with the integrated construction delivery (BESS, Substation and Transmission Line) is anticipated to peak at approximately 150 workers. The staffing requirements for the construction phase is expected to follow a normal distribution, peaking approximately halfway through construction. Where practicable, workers will be sourced locally and where not possible, will be fly-in/fly-out (FIFO).

3.2.2 Operation

The Project will be in operation 24 hours a day, 7 days a week, 365 days a year. It is expected a 20 year project life commencing in Q3 2028 and with approximately 10 operational workforce, who will provide an integrated facility delivery approach by managing both the Substation and the BESS. The operational maintenance activities for the Project involves the following activities:

- weekly and monthly inspections (electrical, civil and environmental)
- testing and replacing of faulty plant components (fuses, etc.)
- site safety and security includes CCTV and locked gate and fenced area
- vegetation management (in line with various management plans)
- waste management, quantity, disposal, sewerage consideration
- corrective actions within O&M and licensed activities scope.

3.2.3 Decommissioning

If repowering or continued network augmentation is not considered feasible or desirable at the end of the Project life, the substation and transmission line infrastructure will be decommissioned. Decommissioning will involve removing all above-ground electrical infrastructure, including substation equipment, transformers, steel structures, transmission towers and conductors, for sale, recycling or disposal. Access tracks and hardstand areas will be remediated to establish suitable soil profile for revegetation with appropriate groundcover, allowing the land to be rehabilitated to a condition that supports continued agricultural use.

It is recommended that a Rehabilitation and Decommissioning Plan is developed and submitted to TCC for approval at least one year prior to decommissioning. The plan will provide the level of detail required to guide the restoration of the site to a standard facilitating continued agricultural use, and will include performance criteria and an action plan addressing timing of remedial works, structure and equipment removal, and weed, pest and animal management requirements.

4 Planning and environmental considerations

4.1 Statutory framework

4.1.1 Prescribed project declaration

The Minister responsible for administering the *State Development and Public Works Organisation Act 1971* (SDPWO Act) may, by gazette notice, declare a project to be a 'prescribed project' under Part 5A of the SDPWO Act.

A prescribed project is one which is of significance, particularly economically or socially, to Queensland or a region.

The purpose of declaring a project a prescribed project is to overcome any unreasonable delays in obtaining project approvals. It enables the Coordinator-General, if necessary, to intervene in the approvals process in a number of ways to ensure timely decision making for the prescribed project.

On 25 March 2024, the overall NQC Project was declared a prescribed project under Section 76E of the SDPWO Act, further validating the development's socio-economic benefits to the Townsville region and beyond. This prescribed project declaration was extended by the Minister on 16 March 2026 for an additional 12 months.

4.1.2 Environment Protection and Biodiversity Conservation Act 1999

An assessment of the Project's potential impact upon Matters of National Environmental Significance (MNES) (listed threatened species and threatened ecological communities) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) has been undertaken by a team of qualified ecologists.

The area subject to this development, was referred to DCCEEW under Supernode North BESS and Substation and was validated determined as not a controlled action on 17 March 2026. The referral and supporting MNES report can be found under EPBC 2026/10431.

The area north of this development area was referred to DCCEEW under Northern Quartz Campus - Metallurgical Silicon and was determined as not a controlled action on 29 March 2026. The referral and supporting MNES report can be found under EPBC2026/10454.

On 13 January 2025, the Minister for the Department of Climate Change, Energy, the Environment and Water (DCCEEW) determined that the southern portion of the NQC Project was a controlled action, requiring further assessment beneath the EPBC Act. EMM, on behalf of Supernode North and PEP are responding to information requests from DCCEEW via preliminary documentation. The area subject to this development, was referred to DCCEEW under Supernode North BESS and Substation and was validated on 18 February 2026. The referral and supporting MNES report can be found under EPBC 2026/10431.

A copy of the MNES Assessment Report which informed the EPBC referral can be made available to upon request.

4.1.3 Planning Act 2016

The following addresses the relevant requirement of the *Planning Act 2016* (Planning Act) by assessing the Project against the relevant assessment benchmarks.

i Assessment manager

Schedule 8, Table 2, Item 1 (b)(i) of the Planning Regulation states that where development is made assessable by a local categorising instrument, the local government is the assessment manager. Consequently, the assessment manager for the Project is TCC.

The TCC Planning Scheme defines the Project as summarised in Table 4.1. A component of the transmission line is situated on land zoned as sports and recreation, as such the level of assessment in accordance with the Table 5.5.20 – High impact industry zone of Part 5 of the TCC Planning Scheme, the proposed use is subject to Impact Assessment as this is the highest level of assessment covering the two key project components.

Table 4.1 Summary of the Project land use definitions

Project component	Definition	Level of assessment
Transmission line	Major electricity infrastructure beneath SC1.1 of the Planning Scheme. All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> , in this case, powerlines greater than 66 kV.	Impact
Substation	Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i> , and used for: • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard; or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.	Code

4.1.4 Pre-lodgement meeting and advice

The first formal pre-lodgement meeting with TCC was held on 27 November 2024 to introduce TCC to Private Energy Partners team and the project components. A follow up formal meeting with TCC was held on 17 April 2025 (PLM25/0068) to introduce the planning pathway and project components. Meeting minutes received from TCC are attached as Appendix E.

A second meeting was held with the TCC planning team and Owner's team on 24 July 2025. The purpose of this meeting was to inform the TCC Owners Consent team of the Project and provide an update of the components specifically in relation to the component.

Informal communications with the Planning assessment team at TCC has been ongoing during the baseline studies for the project site since August 2024. Outcomes from which have identified alignment of model input considerations and technical model scenarios such as climate change.

4.2 State development assessment

The Planning Act details the assessment benchmarks which the assessment manager must assess the proposed development against. These state assessment benchmarks are summarised in Table 4.2.

Table 4.2 State assessment benchmarks

Document	Assessment benchmark	Addressed in report
State Planning Policy 2017 (SPP 2017)	In accordance with section 2.1 – <i>State Planning Policy</i> of the Townsville City Plan, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme.	Assessment of the Project against the provisions of the SPP is not required as all relevant matters will be dealt with under the provisions of the planning scheme.

Document	Assessment benchmark	Addressed in report
North Queensland Regional Plan 2020 (Regional Plan)	<i>Planning Act 2016</i> , Part 2, Subdivision 2, Section 30 states that impact assessment applications must include discussion of the proposed development against the relevant regional plan.	Assessment of the Project against the North Queensland Regional Plan is in Section 4.4.

4.3 Referral agencies

In accordance with Schedule 10 of the Planning Regulation, Table 4.3 identifies the following referral agency triggers have been identified for the Project.

Table 4.3 Referral agency triggers

Planning Regulation reference	Description	Referral agency
Schedule 10, Part 9, Division 2, Table 2	Material Change of Use of premises near a substation site or subject to an easement	Powerlink Australia

4.4 TCC planning assessment

4.4.1 Strategic framework

Table 4.4 provides a response to the relevant strategic outcomes in the strategic framework against the proposed development.

Table 4.4 Assessment of relevant strategic framework outcomes

Strategic outcome	Response
Strategic intent	
Environmentally sustainable future	The project area is not within or in close proximity to any outstanding natural values. Solquartz and PEP have consciously avoided placement of the substation and transmission lines within areas of environmental importance. Appendix L further discusses the water quality impacts in relation to sensitive receptors.
Sustaining economic growth	The Project is expected to create up to 150 jobs during construction. While LEIP is not specifically mentioned in the strategic theme, it is inferred that the progression of development in this precinct facilitating renewable energy and energy diversification is a positive for building a diverse and healthy economy in Townsville.
Environmentally sustainable future	
Natural assets	The site has historically been used for grazing purposes, thereby diminishing the original environmental values on site. The majority of the site had obviously been cleared of native vegetation and cultivated in the recent past. This area had an extremely high coverage of dense weeds. Very few native species of vegetation were recorded in this area, and native fauna was scarce.
Integrated water cycle management and ecosystem health	The premises is not located within or in proximity to any wetlands. The nearest waterway and riparian area is associated with Four Mile Creek and Two Mile Creek, which is within the premises boundary. However, the mapped premises is the transmission line corridor and therefore no actual infrastructure will cause any degradation to Four Mile Creek or Two Mile Creek. The Project has been sited such that no development is proposed within the Water Resource Catchment Overlay. Risks associated with this development are further detailed and risk assessed within Appendix L.

Strategic outcome	Response
Natural hazards (bushfire, landslide and flood)	The Project avoids areas of high flood hazard and high bushfire hazard. There are no areas of landslide hazard on the subject site. The Project does not materially increase the extent nor severity of natural hazards.
Sustainability	The Project maintains and upholds sustainability in its development through the following: • Development is designed to sensitively respond to Townsville's climate through its orientation, layout and design of the built environment. • Development minimises demands for energy use and otherwise promotes efficient use of energy. • Innovation in climate responsive and energy efficient design is encouraged. • Development is located, designed and managed to avoid environmental harm or nuisance.
Sustainable economic growth	
Industrial land	The Project is sited within the LEIP. The Project is a high impact industry, which is consistent with the intent of the Precinct.

4.4.2 High impact industry zone

The Project is consistent with the purpose of the High impact industry zone. Consistent with the purpose of the High impact industry zone code, the Project positively contributes to the safe and efficient use of industrial land for industrial purposes and aligns with the intended vision for the LEIP. A detailed assessment against the Performance Outcomes and Acceptable Outcomes of the High Impact Industry Code is provided in Appendix G.

Table 4.5 Assessment against the High Impact Industry Code overall outcomes

Overall outcomes	Response
(1) The purpose of the High impact industry zone code is to provide for high impact industry uses. It may include non-industrial, and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Activities considered appropriate in this zone are defined as High impact industry in the schedule of definitions.	The development a high impact industrial use (substation and transmission lines) represents the highest and best use of the industrial land. This development will facilitate electricity supply for future Battery Energy Storage System, Metallurgical Silicon (MG-Si) and Polysilicon manufacturing facilities which is part of the broader NQC Project.
(2) The particular purpose of the code is to: (a) facilitate the safe and efficient use of land for a range of higher impacting industrial activities; and (b) ensure development does not detract from the function and viability of centres and minimises impacts on the amenity of nearby sensitive uses.	NQC is a project recognised as a Prescribed Project by the State due to its potential economic and social significance to Queensland. The subject site is bounded by the Flinders Highway to the east (1 km away), north of Four Mile Creek and Two Mile Creek (50 m no-go zone from the creek line has been established). Whilst the transmission line premises is mapped within the two creeks, no actual transmission line infrastructure are proposed within or adjacent to the waterways as it will be spanning overhead to the next lattice towers.
(3) The purpose of the code will be achieved through the following overall outcomes: (a) the zone accommodates industrial uses that are likely to have a higher potential for off-site impacts and other uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone; (b) the zone does not accommodate uses which attract visitation by members of the public. (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;	Visual screening to roads internal to the Lansdown Eco-Industrial Precinct will be facilitated through landscaping, landscaping matters are subject to reasonable and relevant conditions, reflecting the nature of the development and surrounding land uses and viewpoints. Located within LEIP, the Substation will be accessible to authorised personnel via private vehicle only. The facility will be secured behind appropriate security fencing and where practical other security monitoring (people or technology) to reduce opportunity for intruders and maintain public health and safety.

Overall outcomes	Response
(d) the impacts of development are managed to ensure public health and safety; (e) development avoids significant adverse effects on water quality and the natural environment; (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings; (g) development is safe and legible and designed to facilitate large format industrial uses. (h) development makes a positive contribution to the public domain, particularly along major roads	The Project does not include land that is held by the Department of Defence, nor does it impede on the operation of any operation or landholding that is held by the Department of Defence
(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts: Lansdown high impact industry precinct: (a) medium and high impact industrial uses are accommodated in this precinct; (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure; (c) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways; (d) development avoids impacts on groundwater; (e) development provides strong landscape amenity to all boundaries fronting a road and land external to the zone; (f) development minimises impacts on surrounding land uses, including existing sensitive land uses; and (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development.	As a high industrial impact use, the Project represents the highest and best use of the subject land. Whilst one component of the larger NQC Project, the Substation and transmission lines will be a first mover within the LEIP precinct helping cement it as a strategically important area for emerging technologies. The development incorporates infrastructure to support the proposed use including drainage and water management structure as per Appendix C. Further assessment to the development on the surrounding infrastructure and receiving environment is provided in Appendices Appendix H - Appendix L. Consistent with the intent of the LEIP, the Project avoids disturbance to the riparian corridor associated with Four Mile Creek, located to the south of the proposed substation. While the transmission line will cross the creek corridor, they will do so via overhead spans, avoiding the need for in-stream works or disturbance to the creek banks and riparian vegetation. As such, the ecological function and hydrological processes to the watercourse will be maintained. The Project is also designed to avoid impacts to groundwater. The development is located more than 1.2 km from the high pressure gas pipeline located adjacent to Flinders Highway, ensuring the operation and integrity of the pipeline are not compromised and that risks to people are not increased. .

i Overlays

A summary of the applicable overlay codes is provided in Table 4.6. A full assessment against these assessment benchmarks is provided in Appendix G.

Table 4.6 **Summary of assessment against overlay codes**

Overlay	Sub-Class	Response
OM-06.1 Flood Hazard	Low hazard area Medium hazard area	As the project premises intersects with the flood hazard overlay code sub class of low and medium hazard areas, a flood impact assessment has been undertaken on the proposed development. With respect to the overhead transmission lines intersection with the OM-06.1 flood hazard overlay, there is minimal disturbance of the towers and overhead cabling to the areas identified to be low and medium flood hazard areas. As the overlay codes identifies the premises is subject to medium flood hazard, a baseline flood study has been prepared and is provided as Appendix K. This assessment assesses the potential impacts on flooding of the proposed development, identifies the suitable measures to mitigate any adverse impacts on flooding and demonstrates how the proposed development layout reduces risk of flooding. Performance of the development against the TCC Planning scheme code is presented in the Water Resources Assessment Report in Appendix L.
OM-08.0 Natural Assets Environmental (pertaining to the transmission line)	High environmental importance area	The project premises intersects with the OM-08.0 high environmental importance overlay along the areas of the Four Mile Creek and Two Mile Creek to the south of the Substation and within the transmission line corridor. Although the premises intersects with Four Mile Creek and Two Mile Creek, no direct disturbance is proposed in this area. The overhead transmission line will span the creek, avoiding ground disturbance to the watercourse, banks, and associated riparian vegetation. In addition, a 50 m buffer has been maintained along the Four Mile Creek and Two Mile Creek to preserve the natural environment and protect the environmental infrastructure and ecological function of the corridor. No disturbance is proposed to occur within this 50 m buffer. With respect to the overhead transmission lines intersection with the OM-08.0 natural hazard overlay, there is minimal disturbance of the towers and overhead cabling to the areas identified to be high environmental importance areas.
OM-02.2 Bushfire Hazard Area (pertaining to the transmission line)	Medium Bushfire hazard area	The transmission line corridor intersects the overlay designated as medium bushfire hazard. Noting the transmission line infrastructure is predominately overhead, a Bushfire hazard assessment and management plan has been completed as is provided as Appendix I. The purpose of the overlay code is to ensure that the development does not increase the extent or the severity of bushfire hazard or increase the risk to life, property, community or the environment. The development will materially increase the number of people congregating on the premises for operational purposes. Given that the site-specific remodelled mapping of bushfire-prone areas shows that the majority of the lot is outside the 'Medium' hazard, 'Potential Impact Buffer' area, which has minimised the bushfire prone area potential. A detailed bushfire emergency management and evacuation plan shall be prepared to ensure the safety of people is maintained, this is further discussed within Appendix I.

4.5 North Queensland Regional Plan assessment

Assessment of the proposed development against the North Queensland Regional Plan 2020 (Regional Plan) identifies that the Project aligns with the vision and key outcomes of the Regional Plan. The Project balances the retention and avoidance of the Four Mile Creek and Two Mile Creek corridor, while also supporting the regional plan's vision to diversify the economy and strengthen the agricultural industries prosperity. The Project makes a positive contribution to the delivery of the LEIP, helping drive employment growth, economic development, and broader social benefits through its build out.

5 Environmental considerations

Relevant environmental impacts have been considered in the preparation of this application. The impact assessments have been undertaken on an integrated basis, assessing the substation and the adjacent development as a single project to ensure potential cumulative and interaction effects are appropriately identified and managed.

The key environmental considerations are summarised in Table 5.1 and further detailed in Appendix H – Appendix L. While the assessments consider the broader integrated project, the summary below focuses on outcomes relevant to this development application, specifically the substation and associated transmission line components of the development.

Table 5.1 Summary of environmental assessments supporting this application

Discipline	Summary of assessment
Water resources	The potential for construction, operation, and decommissioning phases to create risks to surface water environmental values were assessed via: - simulation of potential flood risk at the proposed site, and effect of development on flood behavior - simulation of the effectiveness of proposed stormwater treatment and management methods - Qualitative consideration of typical construction methodologies. Outcomes from which are provided on a stage basis below. - Construction: - During construction, site clearing and earthworks may create conditions which promote erosion. Subsequent rainfall runoff events could sediment to nearby Four Mile Creek potentially increasing sediment loads. Although sediments may be present during construction, low velocities in the overland flow (<0.1 to 0.3 metres per second (m/s)) will reduce the sediment load in any runoff. Implementation of appropriate erosion and sediment control measures during construction would minimise sediment load from the construction areas. Prior to construction, a Construction Erosion Management Plan (CEMP) would be developed to address temporary and site-specific risks to water quality and drainage during the construction phase of the Project - The transmission line lattice tower placement and construction will not interfere with nearby waterways and watercourses, such as the Four Mile Creek and Two Mile Creek. - Operation: - The transmission line will not interact with surface water resources during operations. - Flood risk - The development lies within the TCC 'medium flood hazard' area. The sub-station will be elevated above the 0.5% AEP flood level. - Water quality & Stormwater treatment - The proposed treatment mechanisms for oil spilled at the sub-station include: - a spills cleanup procedure will be in place during site operations. Areas containing oils will be banded. Residual oils transported by rainfall runoff will be intercepted and treated via oily-water separators as per industry guidelines - stormwater runoff would be discharged to the supporting pit and pipe network conveying into the roadside drainage, via culverts linking into the drainage system provided by the adjacent BESS development. - During operation of the site, the erosion potential of the soils from the site will not be increased from existing conditions due to the low velocities in the overland flow (max 0.3 m/s). This will be further reduced if the surface is re-vegetated as soon as practicable. Refer Appendix L for further detail.

Discipline	Summary of assessment
Noise	Noise emission objectives have been established in line with the acoustic quality objectives outlined in the <i>Environmental Protection Policy (Noise) 2019</i> (EPP 2019) with consideration of subsequent development components of the broader NQC, and development of the LEIP in general. Noise models were run to quantify the potential impacts of construction and operation on nearby sensitive receptors. Outcomes from which are summarised below: - Noise from construction of the Project was predicted to exceed noise objectives at four nearby sensitive receptors. - The road traffic noise associated with the construction of the Project was predicted to comply with the Project specific road traffic noise objectives at all sensitive receptors - Noise modelling predictions indicated adverse impacts during the operation of the Project at surrounding sensitive receptors during night-time. - No construction and operational vibration impacts are anticipated given the distance between the nearest sensitive receivers to the Project. - Noise levels due to the corona effect from the transmission lines operations are predicted to remain well below both day/evening and night-time acoustic quality objectives. Corona noise contributions would be considered negligible in relation to total site noise levels. It is noted that the predicted corona noise levels were based on a 400 kV transmission line, which is a higher voltage than the proposed 275 kV lines. Refer Appendix H for further detail including proposed mitigation measures.
Ecology	The premises mostly consist of cleared areas, with a very high percentage of exotic groundcover. EMM conducted field surveys of the project area in 2023 and 2024 including assessing for vegetation communities, fauna, habitat assessment, bird surveys, spotlighting, and deployment of Anabat detectors. Of relevance to the premises, no ground-truthed regional ecosystems were mapped and no threatened flora or fauna observed. The area contains very few fauna habitat features with the site having been historically cleared and cropped for intensive agriculture. Vegetation adjacent to Four Mile Creek and Two Mile Creek, located south of the substation and through part of the transmission line corridor, is mapped as RE11.3.30 (Eucalyptus woodland) and classified as Least Concern Regrowth vegetation. A 50-metre offset buffer from this creek has been adopted and will be maintained in the development. The development has been carefully sited to ensure the protection of areas of ecological significance, including wetlands, riparian vegetation, ecosystems, and water quality. Overhead transmission lines, and lattice towers have a minimal footprint, allow sensitive natural assets to be avoided. This approach ensures that ecological values are maintained, with no intensification of impact or permanent habitat loss. Limited ecological site surveys have been completed for Lot 64/E124248 and Lot 417/E12421, as these parcels are subject to development design by Powerlink. In lieu of comprehensive field investigations, detailed desktop ecological assessments were undertaken to inform the potential siting process. Disturbance within these areas is largely confined to existing and proposed overhead transmission lines and associated transmission towers, which result in localised and temporary impacts. Given the linear nature of the infrastructure and the minimal ground disturbance required, ecological impacts are expected to be negligible and consistent with the findings of the broader site assessments. As discussed in Section 4.1.2, an EPBC referral for the substation was determined not a controlled action on 17 March 2025, The referral and supporting MNES report can be sourced and under (EPBC 2026/10431).
Bushfire	A Bushfire Hazard Assessment and Management Plan has been prepared for the Project. Outcomes from which identified that in line with PO3 of the Townsville City Plan 2014 – Bushfire Hazard Code, the siting and design of structures must maintain an ‘acceptable’ or ‘tolerable’ level of risk. As such, to minimise potential radiant heat exposure which could reach BAL Flame Zone (BAL-FZ) at the substation perimeter a maximum radiant heat flux of 10 kW/m² (BAL-10) is recommended, consistent with the State Planning Policy Guidance (DSDMIP 2019). To achieve this, a 29.1-metre Asset Protection Zone has been proposed along the entire boundary of the Substation. Maintenance of this Asset Protection Zone, will require regular removal of vegetation and fuel loads. Most of the Asset Protection Zone area is already cleared and has minimal ecological impact due to dominance by weeds. Overhead transmission lines involve minimal vegetation clearing and non-habitable structures. They do not increase hazard exposure or community vulnerability, so do not trigger bushfire assessments or management plan requirements. The powerline easement will also be maintained in accordance with the requirements of Powerlink Queensland to ensure appropriate vegetation management and safe operation of the transmission infrastructure. Refer Appendix I for further detail.

Discipline	Summary of assessment
Traffic	Traffic generated by the Project will be the highest during peak construction in 2027. For a period of three months, traffic is expected to reach 150 light vehicle movements and 10 heavy vehicle movements, for a total of 150 vehicle movements the AM and PM peak hours (inbound and outbound). Traffic impacts expected to be negligible during operations. Currently vehicles access the precinct via Glenn Road/Woodstock Avenue /Jones Road /No-Name Road. As part of the masterplan development of this precinct, Jones Road will be realigned and have a direct connection at Flinders Highway. Bindal Road will be upgraded and extended to Bidwilli Road. The road upgrades are being completed by Townsville City Council (TCC) and are likely to occur before commencement of construction of the development. During the peak construction for a period of three months, traffic is expected to reach 150 light vehicle movements and 10 heavy vehicle movements, for a total of 160 vehicle movements the AM and PM peak hours (inbound and outbound). The Flinders Highway/Woodstock-Giru Road/Glenn Road intersection is expected to maintain a level of service LOS B with the construction traffic. However, with Drive IT motor sport development traffic, the intersection will operate at LOS C during the AM peak hour. Nonetheless, there will not be any excessive queuing by the inbound vehicles that will affect the right turn by on Flinders Highway. Even with construction and cumulative traffic, the intersection will have sufficient capacity to accommodate additional traffic. The Austroads intersection turn warrant assessment show that no road infrastructure upgrade is required at Flinders Highway/Woodstock-Giru Road/Glenn Road as this intersection already have dedicated right and left turn bays at the north and south approaches. A level crossing assessment is undertaken at the realigned Jones Road. It is recorded that there are two trains during the AM peak and one train during the PM peak hours that pass this level crossing. The assessment shows that due to the cumulative traffic, Flinders Highway will be impacted due to the excessive queuing. Therefore, it is recommended that the heavy vehicle deliveries are to be restricted during the operation of this level crossing. The heavy vehicle movement will be controlled by a Construction Traffic Management Plan to be prepared in collaboration with TCC. Refer Appendix J for further detail.
Visual	The visual study area is characterised by flat terrain and land use dominated by rural, mining, and industrial activities. As a result, the overall scenic quality across all assessed viewpoints is considered very low. Viewpoint sensitivity is generally low due to the nature of surrounding land use. Private viewpoints are limited to secondary views from rural dwellings, while public viewpoints such as Manton Cemetery are rated as low or very low in sensitivity. The highest visual impact will occur east of the Project near the Flinders Highway and neighbouring Railway. While two public viewpoints (PVP-05 and PVP-11) are rated moderate and high in magnitude respectively, all others are rated low or very low due to distance, low infrastructure height, flat topography, and existing vegetation that provides effective screening for nearby private residences. Additional mitigation is not required for the Project because no viewpoints have been assessed as potentially experiencing a visual impact higher than low. Although not required, visual impacts resulting from the substation and the transmission line will be further mitigated by proposed buffer planting east of the Project that is associated with the LEIP and is not part of the Project. Refer Appendix K for further detail.
Cultural heritage	A search was undertaken of the Aboriginal and Torres Strait Islander Cultural Heritage Database and Register. No Aboriginal or Torres Strait Islander cultural heritage sites are located within the project area. The cultural heritage party for the area is the Bindal People. The Cultural Heritage Body for the area is the Gudjuda Reference Group Aboriginal Corporation. A search of Commonwealth, State and local heritage registers did not identify any recorded sites within or adjacent to the project area. The purpose and primary intent of the performance outcome is to protect sites of heritage significance. This Project is not expected to impact any historical heritage sites in the vicinity of the project area, primarily due to their location relative to the proposed development and the absence of any interaction or disturbance arising from the works. Given the significant distance from the project area, a historical heritage assessment is not considered necessary. There are three historic heritage sites surrounding the project area which protected under the Townsville City Plan (version 2024 v.1), these include: - Lansdown Station Homestead Site (former) and Unmarked Grave - Lot 500 on E12466 (located 2.7 km west from the transmission line corridor and substation) - Manton Cemetery - Lot 2 on EP1107 (located approximately 1.4 km east from the transmission line corridor and approximately 2.3 km south-east from the substation) - Woodstock CWA Hall - Lot 24 on EP352 (located approximately 3.5 km north from the substation).

6 Conclusion

Solquartz and PEP is seeking a development permit for the construction, operation and maintenance of the substation, transmission line and enabling infrastructure.

This Development Application seeks:

- Material Change of Use for a Substation
- Material Change of Use for Major Electricity Infrastructure (transmission line).

This report and its supporting documents have been prepared in accordance with the provisions of the *Planning Act 2016* and the relevant requirements of the TCC Planning Scheme. An overall assessment of the Project against the Planning Scheme confirms that the development represents a suitable land use outcome for the site and upholds the character and amenity of the high impact industry zone. It is therefore requested that the Project is approved subject to reasonable and relevant conditions.

