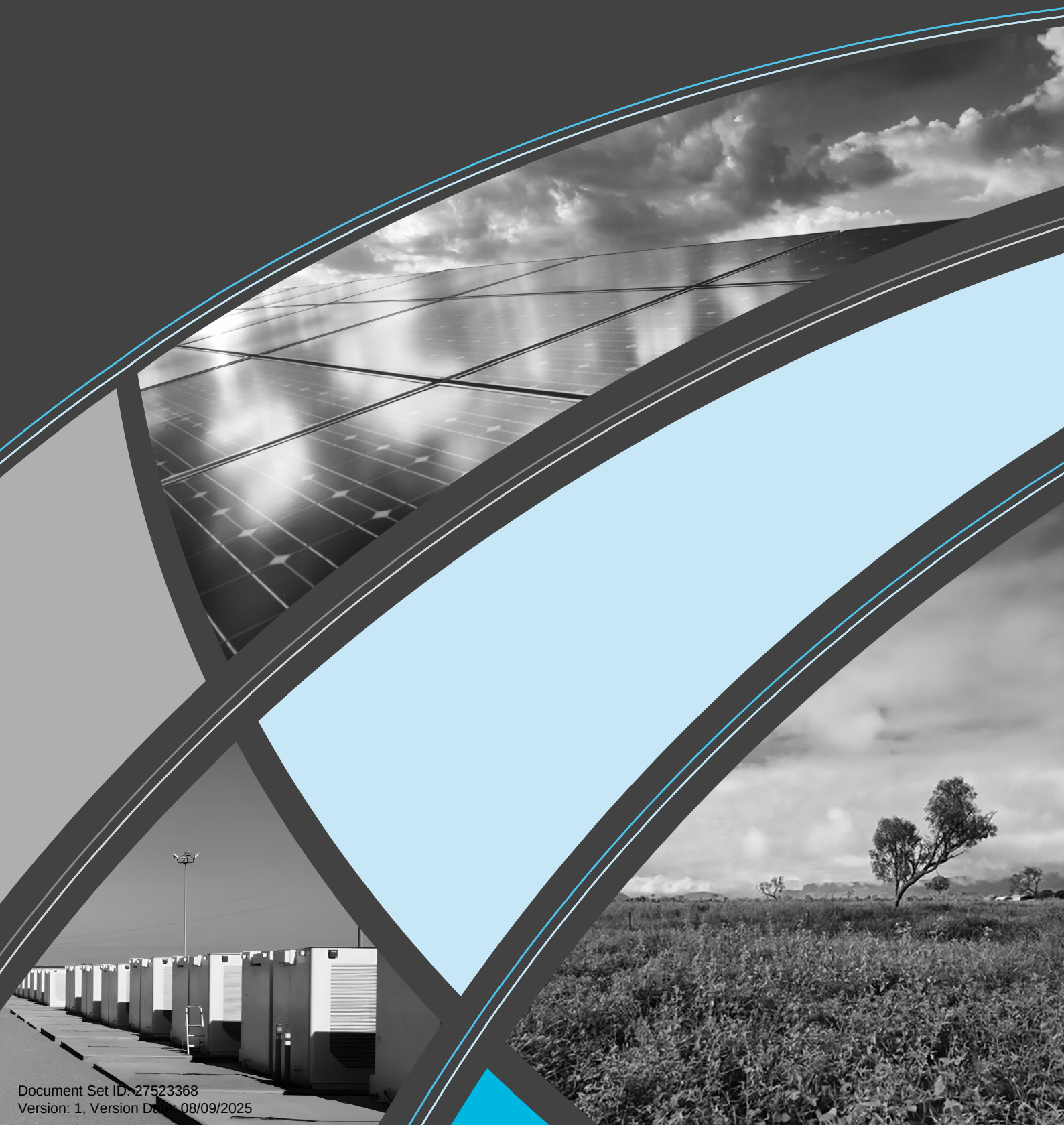


Appendix

E

Pre-lodgement engagement





PRE-LODGEMENT MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >> PLM25/0068
ASSESSMENT NO >> 5902101
LEGAL DESCRIPTION >> Part Lot 19 SP 321818
Lot 34 E 124243
Part Lot 87 RP 911426
PROPERTY ADDRESS >> 128 Manton Quarry Road CALCIUM QLD 4816
PROPOSAL >> Project Green Poly (PGP) - High Impact Industry, Battery Energy Storage System (BESS) and Substation

13 48 10

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

ABN: 44 741 992 072

DATE >> 17 April 2025
TIME >> 9:00am

ATTENDEES >>

Clint Zahmel	Solquartz
Taryn Pace	Senior Planner - Planning and Development
Paul Viero	Coordinator Engineering Assessment - Planning and Development
Lewis Batic	Senior Project Engineer - Major Projects
Charlotte Brine	Planning Support Officer - Planning and Development

VIA MICROSOFT TEAMS/TELECONFERENCE >>

Elise Campbell	EMM Consulting
Nick Currey	EMM Consulting
Sigrid Pembroke	EMM Consulting
Ashley Brinson	Private Energy Partners
Greg Connors	Private Energy Partners
Mitch Crawford	Private Energy Partners
Derek Chapman	Private Energy Partners
Duncan Robertson	Office of Co-Ordinator General

Description of the Proposal

- The proposal is for Project Green Poly (PGP)
- The project is for the development of a green polysilicon manufacturing plant in the Lansdown Eco-Industrial Precinct.
- Project is proposed across four (4) application packages. Packages grouped by either schedule drivers or complexity drivers:
 - Package 1
 - BESS and Substation
 - 750MW BESS over three stages
 - Package 2
 - Biochar Pilot Plant (High impact industry)
 - Requirement for charcoal as carbon reductant to facilitate smelting process.
 - Package 3
 - Metallurgical Silicon (MgSi) Plant and Biochar (full scale) (High Impact Industry)

- **Package 4**
 - Polysilicon Plant (High impact industry)
 - Polysilicon is the next subsequent refinement step.
 - Complexity with Polysilicon as there is no precedent technology used in Australia, assessment education with regulators
 - The potential for environmental impact not well established - more rigorous assessment required
- Renewable energy sources (i.e solar / wind) associated with PGP will be separate project
- Development proposal plans - [attached](#)

Property Zoning and Overlays

Parcel: 371861

Zone:

>> High impact industry zone

Precinct:

>> Lansdown High Impact Industry

Sub precinct:

Not applicable

Plans of development or other plans:

Not applicable

Priority infrastructure plan:

Not applicable

Overlay(s):

>> Bushfire hazard Overlay Map OM-02 - Medium bushfire hazard area

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - High hazard area

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area

>> Environment Natural Assets Overlay Map OM-08 - Environmental importance - High

>> Environment Natural Assets Overlay Map OM-08 - Environmental importance - Very high (not within proposed project area)

>> Natural Assets - Water Resource Catchments Overlay Map OM-09 - Water resource catchment area - Ross River dam (not within proposed project area)

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](http://townsville.qld.gov.au)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

General

- Planning and Development are agreeable to staged application approach proposed
- Each application package and project is required to be functional on its own. This is required to be stepped out as part of the application packages.
- Detail of how each subsequent package / stage integrates with each other also required.
- Further detail of how each proposed use aligns with definition (High impact industry)
- Application packages to demonstrate alignment with industry thresholds under the Townsville City Plan (Schedule SC1.1.2 Industry thresholds)

- Each application package will require referral to relevant agencies.
- ERA(s) also required for each package.

Package 1 - BESS and Substation

- Defined Use - Undefined (BESS) and Substation
- It is noted that the *Planning Regulation 2017* now includes a definition for a 'battery storage facility'. This definition is intended to be adopted by the Townsville City Plan, however there is currently no proposed changes to levels of assessment associated with the use.
- Level of assessment - Impact assessable
- Strategic Framework
- High impact industry zone code
 - Assessment on potential offsite impacts (i.e. noise, air emissions (in event of failure), fire, etc.)
 - Risk for surrounding sensitive land uses in the event of failure or incident occurring.
 - Standardised hazard assessment technology undertaken, full hazard assessment completed.
 - Detail of proposed battery composition required as part of above.
- Transport impact, access and parking code
- Works code
- Healthy waters code
- Landscape code
- Flood hazard overlay code
 - Appropriate flood immunity required to be demonstrated
 - Given the scale of the facility, 0.2%AEP immunity required, in line with expectations for Major electricity infrastructure under the Flood hazard overlay code.
- Bushfire hazard overlay code
- Cultural heritage overlay code
- Natural assets overlay code
 - Impacts to water quality either surface or ground water (failure or incident occurring)
 - The project area is not in the mapped water resource catchment overlay however, is located near a waterway.
 - Detailed assessment of potential impacts and necessary management would be required

Required supporting documentation including, but not limited to:

- Traffic impact assessment
- Ecology Assessment
- Noise Impact Assessment
- Bushfire Hazard Assessment / Bushfire Management Plan
- Stormwater Management Plan
- Ground and Surface Water Resources Assessment
- Site Specific Risk Assessment

Package 2 - Biochar Pilot Plant

- Defined Use - High Impact Industry
- Level of assessment - Code assessment
- High Impact industry zone code

- Assessment on potential offsite impacts required, particularly with respect to air quality.
- All current Development Approvals for surrounding approved uses required to be considered as part of assessment
- Transport impact, access and parking code
- Works code
- Healthy waters code
- Landscape code
- Flood hazard overlay code
- Bushfire hazard overlay code
- Natural assets overlay code

Required supporting documentation including, but not limited to:

- Traffic impact assessment
- Ecology Assessment
- Noise Impact Assessment
- Bushfire Hazard Assessment / Bushfire Management Plan
- Stormwater Management Plan
- Air Quality Impact Assessment

Packages 3 and 4

- MgSi (Package 3) not new process, operating plants in Bunbury (Silico Metal Company Australia) and Europe.
- Polysilicon (Package 4) - No proven technology in Australia - environmental emissions
Require discussions with regulators regarding environmental impact and understanding potential
- The applicant is encouraged to engage in further pre-lodgement discussion as more information becomes available on Package 3 & 4

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

Post Meeting Feedback

Meeting Closed >> 9:37am

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.