



Date >> 26 September 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 22 September 2025 please be advised that, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU25/0060
Assessment no:	5902101
Proposal:	Major Electricity Infrastructure, Substation and Undefined Use - Battery Energy Storage System (BESS)
Street address:	128 Manton Quarry Road CALCIUM QLD 4816
Real property description:	Lot 55 E 124248 Lot 65 E 124264 Lot 87 RP 911426 Lot 19 SP 321818 Lot 30 SP 321818
Applicant's reference:	E231133

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide updated plans that are appropriately dimensioned, including all road reserve and buffer zone widths, landscape buffer areas and widths, internal setbacks, development setbacks to boundaries, roads and creeks (including all temporary construction laydown areas), and building dimensions.

Reason

To allow for appropriate and thorough assessment of the application material.

Request Item 2 - Risk Assessment and Emergency Management Planning

The applicant is requested to provide a Risk assessment of any failure modes which may result in release of contaminants that can affect on the health, safety or amenity of nearby residential land or other sensitive land uses. Further, the applicant is requested to provide an Emergency Management Plan (EMP), detailing incident response protocols to ensure potential offsite impacts are appropriately minimised.

Consideration must be given to:

- Identification of likelihood of risks such as thermal runaway, fire and explosion, electrical faults, chemical leaks or spills, affecting a significant portion of the BESS;
- the frequency of mega-pack battery thermal failures recorded globally;
- firefighting and fire suppressing techniques typically used to manage small or large scale fires at battery facilities, starting at detection and isolation in modules and ending at emergency service intervention;
- the mass of each chemical species to be stored on site, including inside battery packs. The applicant is advised to compare the chemical composition of the proposed battery technology and the quantities against Schedule 15, Table 15.1 & 15.2 of *Work health and Safety Regulation 2011* and the *Planning Regulation 2016* to determine if the BESS would be considered a Hazardous Chemical Facility;
- the mass of each chemical species that would be transported aerially in the event of BESS combustion, venting, or malfunction;
- air quality modelling indicating the travel distance likely for soot and ash during combustion, including consideration of a range of typical wind directions and speeds; and
- development of a probabilistic deposition map illustrating the potential mass of each contaminant which could reach nearby sensitive receptors.

Reason

To demonstrate compliance with the High impact industry zone code of the Townsville City Plan.

Request Item 3 - Water Supply and Sewage Disposal

The applicant is requested to demonstrate how water supply and sewage disposal is proposed to be provided to the development during both the construction and operational stages.

Reason

To ensure development is suitably serviced by water supply and sewage disposal.

Request Item 4 - Noise Impact Assessment

The applicant is requested to provide a revised Noise Impact Assessment to include:

- The BESS containers are understood to expand and contract as they heat and cool which can lead to cracking noises. Review and assessment of noise levels associated with the expansion and contraction of containers is required;
- The predicted Day (LCeq,adj,11h)/Evening (LCeq,adj,4hr)/Night (LCeq,adj,9hr) noise levels for low frequency of the receptors R10, R11, R12, R76, R77, R78, R79, R80.
- A noise intrusive assessment undertaken of the receptors R11, R12, R76, R77, R78, R79 using the nighttime rating background level plus 5dB(A) as measured over a 15-minute period LAeq (15 minute).

Reason

To ensure the development does not cause an environmental nuisance to nearby sensitive receptors in accordance with section 440 Environmental Protection Act 1994 and to demonstrate compliance with Performance Outcome PO5 of the High impact industry zone code of the Townsville City Plan.

Request Item 5 - Roadworks

The applicant is requested to provide documentation identifying the following:

- The access route for the proposed development from the Flinders Highway; and
- Typical road cross-sections for all new, realigned or upgraded public roads required to provide access to the development and to accommodate the vehicle movements anticipated to be generated by the development (including construction traffic).

Reason

To ensure an appropriate transport network is provided in accordance with relevant code/s and policy direction.

Advice

Any works or significant change in traffic volumes at the Old Flinders Highway rail crossing may require the applicant to engage with and provide information to Queensland Rail (QR) to allow QR to perform an assessment of safety risk (ALCAM).

Request Item 6 - Surface water

The applicant is requested to provide amended documentation to address the following:

- Water resources assessment
 - The submitted report states that “the stormwater system would be designed so that it may be isolated from the natural environment (ie no discharge) in the event of a spill, fire, or contamination event.” The applicant is requested to provide further details on how this is proposed to be achieved within the development.
- Flood Report
 - Sections are requested to be added to Figure 5.1. The submitted version shows blank plots.
 - Peak water surface elevation plots are requested to be included in Appendix A, along with spot 1% AEP levels reported at key locations within and around the development.
 - The scale of the peak depth and velocity plots contained in Appendix A is requested to be modified (zoomed-in) to show enhanced detail within the development site.
 - Confirmation is requested that the BESS containers, control room, diesel generator and auxiliary transformer will be provided with 1% AEP flood immunity. The submitted plans show these elements at ground level within and adjacent to a 1% AEP flood path.
 - The 10% and 1% AEP afflux plots show 50-100mm of afflux within the State-controlled road corridor to the east of the development site. The applicant is requested to confirm State acceptance of these impacts.

Reason

To ensure the development is appropriately designed in response to flood hazards and runoff behaviour.

Request Item 7 - Concept Landscape Plans

Landscaping is required provided to mitigate the visual impact of development and screen unsightly components and creates streetscapes which contribute positively to the city image, particularly along roads and land in another zone. The applicant is requested to provide a concept landscaping plan for consideration against the High Impact Industry Zone Code.

Reason

To ensure that the proposed development will be able to achieve the outcomes of the High Impact Industry Zone Code and other relevant landscaping outcomes from the Townsville City Plan.

End of Information Request >>

In addition to the above Information Request items, the following advice is provided for your consideration >>

Request Item 1 - Infrastructure charges - First Principles Assessment

Infrastructure charges are required to be paid by developers to cover trunk infrastructure costs that arise as a result of their development. Trunk infrastructure is the key network infrastructure that provides essential services to the Townsville area, including sewer, water supply, transport and parks. Infrastructure charges are for the cost of capital provision, and not used for maintenance or operational purposes.

As determined by the Townsville City Council Infrastructure Charges Resolution 2025/26 Undefined land uses require a First Principles Assessment of applicable charges. To ensure timely issue of the Infrastructure Charges Notice in accordance with the *Planning Act 2016*, Council recommend the applicant complete and submit a First Principle Assessment report for acceptance with a response to the information request.

Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.townsville.qld.gov.au

If you have any further queries in relation to the above, please do not hesitate to contact Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development