

Our reference: 1904-10537 SPL
Your reference: NA

10 May 2019

Mr Cameron Feltham
C.J. Feltham Pty. Ltd
Town Planning and Project Management
PO Box 1131
NEW FARM QLD 4005
cjfeltham@bigpond.com

Dear Mr Feltham

Pre-lodgement meeting record

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing relevant further advice prepared subsequent to the meeting. This record provides advice relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the department during the pre-application meeting, this advice is not binding.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	Planning Regulation 2017: Schedule 10, Part 3 – Clearing Native Vegetation Schedule 10, Part 5 – Environmentally Relevant Activities Schedule 10, Part 6 – Fisheries Schedule 10, Part 7 – Hazardous Chimerical Facilities Schedule 10, Part 9 – Infrastructure-related referrals Schedule 10, Part 9 – Water-related development

Pre-lodgement meeting date: 24 April 2019

Meeting attendees:

Name	Position	Organisation
Peter Downey	A/Manager, Future Directions, Strategic Policy, Policy Division	Department of Natural Resources, Mines and Energy

		(DNRME) (Energy)
Melissa Couper-Silva	Senior Project Officer, Analytics, Regulation and Commercial, Energy	DNRME Energy
Megan Rosenberg	Principal Natural Resource Officer, Regional Planning and Coordination	DNRME Planning and Coordination
Anton Z De Klerk	Principal Town Planner, Project Planning and Corridor Management	Department of Transport and Main Roads (DTMR)
Sue Kajewski	Manager Project Planning and Corridor Management (Central West)	DTMR
Chris Murphy	Senior Engineer (Civil), Program Delivery and Operations Branch	DTMR
Callum Gawne	Team Leader (Assessment), Energy and Extractive Resources	Department of Environment and Science (DES)
Luke Bekker	A/Senior Impact Assessment and Management Officer	Department of Agriculture and Fisheries (DAF)
Shoena Messner	Director, Major Hazard Facilities, Hazardous Industries and Chemicals Branch	Workplace Health and Safety Queensland, Office of Industrial Relations (OIR)
Dan Wagner	A/Manager (Planning)	Department of State Development, Manufacturing, Infrastructure and Planning, (DSDMIP)
Ainsley Sullivan	Principal Planning Officer	DSDMIP
Madison Harper-McErlean	Planning Officer	DSDMIP
Cameron Feltham	Director	C.J. Feltham Pty. Ltd
Bill Hasler		CQ Coal
Natasha Macintosh		Orange Environmental
Andrew Murdoch		Arche Energy
Doug McCabe		Waratah Coal
Nui Harris		Waratah Coal

Location details

Street address:	1305 Monklands Road, Hobartville
Real property description:	Lot 626 on MX806585
Local government area:	Barcaldine Regional Council

Details of proposal

Development type:	Material change of use
Development description:	1400MW ultra-supercritical coal fired power station

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Letter to DSDMIP	C.J. Feltham	15/3/19	-	-

Meeting minutes

1. Scope of meeting (Ainsley Sullivan – DSMDIP)

- Advice provided within the meeting relates directly to the potential referral triggers, process and responsibilities of the relevant entities, in accordance with the Planning Regulation 2017 and *Planning Act 2016*.
- Applicant to be aware of processes and permits that sit outside of SARA's jurisdiction, for example Federal and other State legislation.
- DSDMIP is unable to provide guidance on potential triggers and approvals that sit outside of SARA's responsibilities.
- Also note external Referral Agencies such as, but not limited to Powerlink and Ergon.

2. Description of Proposal – (Andrew Murdoch - Arche Energy)

- Galilee Power Project proposes the establishment of a power station, including 2 x 700mw ultra super critical units located at Lot 626 MX806585, Lambton Meadows.
- The project expects to provide dependable carbon neutral, base load power on a 24/7 basis.
- All water used by the power plant is proposed to be sourced from mine dewatering. Subsequent waste water will be re-used in the ash processing facility. No liquid discharge will occur from the site.
- Site has been chosen with the intention of minimising and where possible, avoid areas containing ecological values, hazard constraints and high value agriculture land.
- Ash generated as a result of the proposal will be transported from the site to a storage facility and is being investigated for sale/distribution to the cement industry.
- The proposal includes low NOx burners and bag filters to help reduce air emissions. Air quality reports to accompany the application with further details (currently under preparation by consultant).
- In relation to noise emission, there are seven (7) sensitive receptors (homes) within proximity of the proposed site. The proposal includes the installation of noise abatement infrastructure within the facility to achieve the targeted 30dB design level. Modelling to accompany the application with further details (prepared by Acoustics RB).
- Project timing: Approval process within the next 12 months. Financing and construction preparation within 6 months. Construction to commence 2021, on-going for 2-3 years. Power plant operational 2023.

3. Water Way Barrier Works (Luke Bekker - DAF)

- Noted the proposed location within the allotment is not yet confirmed and may be subject to change.
- Noted the proposed site location may require crossing over mapped waterways, may trigger waterway barrier works. A crossing includes roads, culverts, bridges, etc. which potentially limits fish passage within mapped waterways.
- When establishing whether proposed works would constitute assessable development, consult the Accepted Development Requirements Works, which may avoid triggering referral.
- Applicant is encouraged to use the department's online mapping system (Development Assessment Mapping System) to identify any mapped waterways and then review Accepted Development Requirements documents.

- If works do not comply with the Accepted Development Requirements, the works will constitute assessable development and will require development approval.
 - Applicant confirmed no waterway diversions are proposed for the power station.
- 4. State-Controlled Road (Anton De Klerk, Chris Murphy & Sue Kajewski - DTMR)**
- TMR would require a Traffic impact assessment (TIA) covering construction and operational phases. Prepared by and RPEQ, in accordance with GTIA.
 - Considerations for the TIA: To give greater understanding of the impacts associated with the proposal the TIA should consider the cumulative traffic impact for both the power plant and the mine, rather than independently. Will the timing for power plant construction coincide with timing of construction for the mine? TIA could consider traffic sharing and on-site camps to reduce road trips.
 - Also consider operational phase and what is happening with the plant by-products (e.g. Ash).
 - No information has been given on where the access onto the SCR network will be. Please confirm.
 - Applicant has confirmed that they have engaged GTA to undertake the TIA. The report is nearing completion and will be included within the application.
 - Also consider oversize and over mass vehicles travelling to the site during construction phase (units/equipment/etc.).
- 5. Major Hazards/ Hazardous Chemical Facilities (Shoena Messner - OIR)**
- Hazardous chemical facility trigger is based on if you store 10% of the mandatory threshold volumes.
 - General advice is to follow state code 21, and consider the coal-fired power station code of practice in the design.
 - Note that all other coal-fired power stations meet the hazardous chemical trigger.
 - The department requires greater details regarding the levels/quantities of hazardous materials to be stored on site, before giving further advice.
 - The applicant is encouraged to make further contact once quantities are confirmed. Ideally before any application is lodged.
- 6. State Land Asset Management (Megan Rosenberg - DNRME)**
- What does the applicant propose as their tenure plan?
 - Owners are progressing towards converting the current tenure to freehold. This process is anticipated to take approximately 3-month process, to October 2019. DNRME agree this is a reasonable timing assumption.
 - There will be sub-lots that are contained within the mining lease application area.
 - DSDMIP noted consider access/roads within the premises to form be part of the freeholding.
 - Applicant noted that finalizing the freeholding process is presently a time hinderance.
- 7. Vegetation clearing (Megan Rosenberg – DNRME)**
- The vegetation classification around the project area is Cat X. Request for a project map to confirm the development location, however, it appears the proposal is unlikely to involve assessable vegetation clearing, based on information provided to date.
 - Access roads and any associated infrastructure will need to be clearly identified. No assessment of the impacts to regulated vegetation have been provided for these components.
- 8. Water (Megan Rosenberg - DNRME)**
- It is recommended the applicant engage with Water Services DNRME to determine the relevant water requirements applicable to the proposed under the *Water Act 2000*.
 - The power plant proposes to obtain all its water from mine dewatering.

- While water that has been dewatered can be used for any purpose, dewatering activities associated with the project will require authorization in the form of an associated water license.
- Clarification required to identify how the proposed power plant will meet its water needs (possibly water extraction) should the mine no longer offer dewatering opportunities to the plant.
- Conditions on the mine approval included using the dewatered water for mine activities. Is this factored in? These conditions may need amendment.
- Further correspondence with DNRME is recommended prior to the lodgment of any application, to confirm the total amount of water required to support the power plant and where the water will be sourced from, and appropriate water licenses that may be required.

9. Energy Planning/Licensing (Melissa Couper-Silva – DNRME)

- Please note, energy approval/s are processed and granted separate from the SARA process.
- Requirements for the relevant license/s are identified under the *Electricity Act 1994*. Noting, the applicant's application should be prepared at least 12 months prior to the commencement of any operation.
- Energy licensing usually occurs post-planning approvals, but please engage as early as possible.
- New guidelines are being prepared and copy will be provided to applicant.
- Question regarding power source for construction camps. Applicant confirmed the temporary construction camps will be exclusively powered by diesel generators.
- Applicant notes Powerlink and one other NSP will complete the connection to the power plant. Future discussions to occur Ergon.

10. Environmentally Relevant Activities (Callum Gawne - DES)

- Applicant has identified up to five Environmentally Relevant Activities (ERA) that may be required. The main ERA being ERA14 for Electricity Generation.
- Ensure all ERAs from Schedule 2A of the *Environmental Protection Regulation 2008* are considered and those relevant included in the application.
- Comprehensive assessment is required (section 125 of the *Environmental Protection Act 1994*), particularly in relation to air and noise impacts, and rehabilitation planning for any ash disposal facility.
- The department's technical guidance is available at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/technical>.
- Noted that DES's assessment decision must consider the standard criteria (defined within the EP Act defined within the EP Act) amongst other requirements (section 176). The applicant should consider the decision criteria when preparing the application.
- The department is open to receiving preliminary information, particularly technical modelling, from the applicant ahead of time and provided advice on draft information.
- The applicant has already engaged consultants to prepare the relevant impact assessments. Assessments have taking into consideration cumulative impacts of the mine and the power plant, and that of surrounding development/s. Reports anticipated to be finalized within 1-2weeks from the date of the meeting.

11. Other Matters

- 6-8 weeks' worth of work required before a draft application is ready. The tenure freeholding process is presently the major time hinderance.
- It is recommended to have on-going discussions with all relevant State departments as information becomes available, to provide greater details around the applicable processes and approvals required for the proposal.
- Applicant will need to undertake engagement with the local council.
- Applicant encouraged to undertake engagement with the Coordinator General to explore potential pathways and requirements under other Acts.
- Applicant has/is engaging with Federal Government (EPBC responsibilities).

- Final note, all future correspondence or draft material should be directed through Ainsley Sullivan or Dan Wagner (DSDMIP/SARA) for internal distribution/coordination to agencies.
- Encourage draft material prior to lodging formal development application.

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting.

The following information is provided as further advice prepared subsequent to the meeting:

State Land Asset Management

1. While the site is leasehold, the proponent will have to meet the requirements of the leasehold. The proponent will be required to consult with the lessees regarding the surrender of the lease to the State, and then make application to purchase State land. Survey and dedicated access to the site will be required as part of an offer to purchase.
2. If/when the tenure is converted to freehold the owners will be required to lodge a development application with the Barcaldine Regional Council for reconfiguration of a lot. If approved, the proponent will be required to purchase the new title from the owner. The State has no land tenure requirements when dealing with freehold land.

Vegetation Management

3. It is recommended that the applicant provide a project plan (map) identifying the total footprint of the development (including firebreak clearing) overlaid with the Regulated Vegetation Management Map to clearly delineate the project footprint from assessable vegetation under the *Vegetation Management Act 1999*.
4. In order to avoid referral for native vegetation clearing under schedule 10 of the Planning Regulation 2017, all new proposed infrastructure must be located within a Category X area and must include the required setbacks for firebreaks and safety buffers distances* from the nearest category A and category B areas.

*The firebreak/safety buffer distance is calculated as a width of 20 metres or 1.5 times the height of the tallest adjacent tree to the infrastructure, whichever is the greater.

Water Management and Use

5. The proponent is requested to identify the total volume of water required for the power station proposal.
6. Dewatering activities associated with the Galilee Coal Project will require authorisation in the form of an associated water licence. The currency of the associated water licence will only be for the currency of the authorised activity; i.e. the taking of underground water cannot continue for the power station once dewatering (to allow the safe operating environment to mine the resource) ceases.
7. Alternative water supply options will need to be explored if the power station water supply requirements exceed that which may be taken through dewatering, and provided an associated water license is issued.
8. The proponent is encouraged to contact the Water Management and Use team on 1800 822 100 or via email to centralwaterservice@dnrme.qld.gov.au to discuss any requirements under the *Water Act 2000*.

Energy

9. The applicant is advised that DNRME have a generation authority application guideline and checklist.

This information is available on the following website links.

- Licencing framework webpage - <https://www.business.qld.gov.au/industries/mining-energy-water/energy/electricity/regulation-licensing/licensing-framework>
- Generation Authority guidelines - https://www.dnrme.qld.gov.au/_data/assets/pdf_file/0017/306404/application-guide-generation-authority.pdf
- Generation Authority checklist – opens when the link is selected.
- Please note that these documents are currently under review as part of business improvement activities and so may change depending on when the proposal is lodged through to the stage of submitting a generation authority application.

For further information please contact Ainsley Sullivan, Principal Planning Officer, on (07) 4898 6813 or via email MIWSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Dan Wagner
Manager (Planning)