

The proponent is required to provide the Coordinator-General with a response to the information requested below.

The requested additional information seeks to address impacts of the proposed development.

Responding comprehensively to this request may assist in streamlining the assessment process.

No.	Issue	Information requested
Vegetation management		
1	Site layout	The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD) has undertaken an assessment of the proposed vegetation clearing to determine if it meets the requirements under section 22A of the <i>Vegetation Management Act 1999</i>. Being in a coastal bioregion and subregion, the clearing in the proposed development must not: 1. occur in areas of vegetation that are less than 10 hectares; and 2. reduce the extent of vegetation to less than 10 hectares; and 3. occur in areas of vegetation less than 100 metres wide; and 4. reduce the width of vegetation to less than 100 metres; and 5. occur where the extent of vegetation on the subject lot(s) is reduced to, or less than, 30 per cent of the total area of the lot(s). Initial assessment of the application by the NRMMRRD has identified that the proposed development will result in the fragmentation of regional ecosystem (RE) 11.2.5. It will create an isolated area of RE 11.2.5 that is less than 10 hectares in the north-western extent of the clearing area. As such, the proposed development will not meet AO9.1, therefore the performance outcome will need to be met. The relevant performance outcome is PO9, which states that regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes. The proponent is requested to: (1) provide details of the location and extent of remnant vegetation to be retained within the development footprint in the Townsville State Development Area and adjacent land

		(2) provide an analysis of how the remnant vegetation, with its altered extent and configuration, will maintain the ecological processes currently occurring (3) provide an analysis of how the remnant vegetation, with its altered extent and configuration, will remain the landscape despite threatening processes.
2	Temporary use area	The planning report (page 16) has identified a 30m construction corridor for laydown areas and access tracks, with a 4m wide permanent access track along the eastern side is proposed. However, 'Figure 5 Operational Work for clearing native vegetation within the TSDA' situates the permanent access tracks in the centre of the clearing footprint. NRMRRD also note that in correspondence with the proponent on 17 September 2025 for the relevant purpose determination it was stated that <i>"Only the area where the permanent access track is proposed will remain uncleared for the future of the project. The remaining areas within the 30m corridor will be rehabilitated by reinstating the topsoil over the pipeline to pre-existing levels to allow for the natural regeneration of native grasslands and forblands. Natural regeneration will be monitored, and additional management measures will be considered if natural regeneration is unsuccessful."</i> NRMRRD is concerned that the application lacks a clear delineation of the various locations designated as permanent clearing areas, particularly concerning the Eastern Outfall Pressure Main (EOPM) Replacement and the associated access track. Additionally, the boundaries of temporary use areas are not explicitly defined, which raises uncertainty about the overall project layout. There is a need for clarification regarding the rehabilitation plans for these temporary use areas. Specifically, it is vital to understand whether the rehabilitation efforts will include returning the vegetation to its pre-clearing state. This would entail allowing for the natural regeneration of trees. Should the project restrict tree regeneration and instead allow only grasslands and forblands to develop, the area would effectively be reclassified from a temporary use area to a permanent area for infrastructure. This change in classification would occur because the vegetation would no longer represent the species composition expected for RE 11.2.5. The proponent is requested to: (1) provide shapefiles delineating the proposed location of the EOPM replacement, permanent access track, and the temporary use areas

		(2) provide clarification regarding the rehabilitation plans for the temporary use areas, specifically, if it involves ensuring vegetation returns to its pre-clearing remnant status (3) if the intent is to rehabilitate the area to preclear extent, an Environmental Clearing Management Plan (ECMP) will need to be provided. Appendix 11: Rehabilitation in the Guide to State Development Assessment Provisions State code 16: Native vegetation clearing (Public safety, relevant infrastructure activities or Integrated Planning Act approval), March 2023 provides further guidance on what is required in an ECMP. This document can be sourced from – https://www.qld.gov.au/data/assets/pdf_file/0028/374536/sdap-guide-state-code-16-public-safety.pdf.
Land resource assessment		
3	Acid sulfate management	Pursuant to the SDA wide assessment criteria in Part 2.5 of the Townsville SDA Development Scheme, an assessment of an SDA application is required to consider the impact on acid sulfate soils (ASS). NRMRRD note that strong ASS will be disturbed as part of the project and will need to be appropriately identified and managed. While it is noted that an ASS technical briefing note has been prepared for the Construction Contractor, NRMRRD consider that the level of risk from disturbance of ASS by the project requires a full and proper investigation of ASS in accordance with Table 6.1 of the National Acid Sulfate Soil Guidance. Given the level of potential ASS risk on the site, it is not considered appropriate to defer additional testing and ASS management planning to the construction manager as part of the Construction Environmental Management Plan. Based on findings from the ASS investigation, a competent and concise ASS management plan should be developed to both determine the most appropriate management, along with prescriptive processes relating to ASS management, treatment, and verification. NRMRRD note that existing private ASS work may be available along the sewer alignment. Suggest contacting the Townsville Port Authority and request access to sites associated with Port Access Road development and Sun Sun Aquaculture site remediation. It is noted that the disturbance of ASS relevant to this application are those resulting from clearing of native vegetation. However, it is highlighted that similar information may be required by NRMRRD for the construction of the pipeline through the approval process under the Planning Act.

		The proponent is requested to: (1) Provide an ASS investigation identifying the presence, depth and strength of actual ASS and potential ASS sediments along the pipeline alignment as a result of the clearing of native vegetation. The investigation should: a. Involve investigation sites along the proposed alignment with a site frequency of at least 1 site every 50 linear metres for open trenching, with a particular focus on sites in the lowest-lying marine plain areas b. Involve depth of sampling in accordance with section 6.5 of the National Acid Sulfate Soil Guidance. (2) Based on the findings in (1), provide an ASS Management Plan to both determine the most appropriate management, along with prescriptive processes relating to ASS management, treatment, and verification. NRMRRD recommends that an ASS Management Plan be developed in accordance with the Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines V5.1, with particular attention given to the following sections; a. Section 6.8 – Trenching Considerations – particularly notations about managing groundwater and staging excavation works to limit the amount of trenching and disturbance to 50 m at a given time. b. Section 7.0 Neutralisation of acid sulfate soils c. Section 7.2 Verification testing to ensure ASS are fully treated d. Section 7.4 Treatment pads.
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