

# How to do Business with the Ports of Townsville and Lucinda



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## WORKING WITH PORTS OF TOWNSVILLE AND LUCINDA

Port of Townsville/Lucinda manages and develops port facilities and services to cater for existing and future commodities, complex trade projects and regional economic development.

The Port's Trade and Logistics team is the first point of contact for trade-related and property enquiries: providing access to trade and shipping expertise, property development and operational efficiencies. The team is committed to facilitating trade outcomes by working with new and existing customers to ensure cargo is serviced effectively and efficiently.

The team also work with proponents planning for future projects and facilitating long-term trade growth. Property specialists facilitate and manage land tenure while working closely with the Environment and Planning team to advise on strategic direction of land uses within the Port precincts and how to operate within close proximity to sensitive environments. Our environmental experts ensure all activities, approvals and developments undertaken by the Port and our proponents are in accordance with environment and planning legislation, standards and environmental management systems. Port of Townsville is committed to the protection of its long-term operations.

Potential customers and project proponents should refer to the following Port of Townsville documents for background information on the Port as it may assist in understanding commodities imported and exported, Port operations and our commitment to the community and environment:

[Overview of the Port](#)

[Latest Annual Report](#)

[Annual Trade Statistics](#)

The information that follows in this document is intended to inform and assist potential proponents of multi-faceted and complex trade projects (particularly those with high annual volumes), any projects requiring strategic port land and/or sophisticated infrastructure and supply chain solutions or projects that pertain to emerging new commodities.

## PORT VISION 2050

Port Vision 2050 is the Port's 30 year sustainability plan to do more to protect and improve the planet, grow partnerships, nurture the evolving workforce and deliver prosperity for the region.

The plan captures long term ambitions together with clear commitments for the next five years. To make meaningful impact, goals align with the United Nations Sustainable Development Goals, and progress will be routinely reported.

The Port, together with proponents, must take action now to ensure all current and future developments at the Port contribute to world leading port sustainability by combining efficient operations with social responsibility and innovative environmental practises.

For more information on the Port's vision click [here](#)

## POTENTIAL PROJECTS AND IMPORT/EXPORT OPPORTUNITIES

As a Government Owned Corporation, the Port manages and maintains port assets under its ownership and/or management to deliver strategic goals of the Queensland government. The Port implements strategies to deliver sustainable growth by expanding and diversifying trade and by pursuing efficiencies in logistic supply chains.

The Port welcomes the opportunity to discuss multi-faceted projects that contribute to the economic development of our region. Their key objectives in assessing new project proposals are to:

- ensure the project is in line with the Port's Strategic direction, and
- provide certainty over the Port's ability to handle the increased volumes.

Prior to committing resources to the development of potential projects, proponents are encouraged to contact Port of Townsville's Business Development Manager, Maria James (**4781 1505** or email [wriley@townsvilleport.com.au](mailto:wriley@townsvilleport.com.au)) to discuss the key features, requirements and assumptions underlying the proposal.

Proponents will then be asked to complete an Overview Submission to help the Port begin to understand the key components of the proposed project.

- **New Project Overview Submission to assist initial discussions**

Once the Port has a better understanding of the proposed project you will be asked to submit more comprehensive information on the proposal and supporting documentation as part of the due diligence process.

## PROPERTY, PLANNING AND DEVELOPMENT

The Port of Townsville oversees the development and ongoing management of a diverse range of land uses at the Port. A variety of opportunities exist for both new and existing customers through either short or long term leasing arrangements.

If you wish to discuss a leasing opportunity, please contact the Port's Property Manager, **4781 1628** or email [cchapman@townsvilleport.com.au](mailto:cchapman@townsvilleport.com.au).

Given the complexity of your project, you may need to understand Port of Townsville's Guidelines on Planning and Development, including:

- Masterplan
- Land Use Plan
- Planning Codes and Guidelines

An overview of these planning documents follows and links to the Port website have been provided for more detailed information.

### Priority Port of Townsville Master Plan

The Queensland Government has released the final Master Plan for the priority Port of Townsville, setting out the long-term plan for the sustainable development of the Port until 2050, balancing economic growth for the region whilst also providing for the protection of the Great Barrier Reef. It provides a coordinated

approach to managing port-related development and considers issues including marine and land-based impacts as well as port and supply chain infrastructure optimisation.

Under the Ports Act, the port overlay is the regulatory instrument that implements the Master Plan to guide future development, outlining requirements for land use planning and development decisions in the master planned area. The port overlay operates alongside existing planning instruments and only regulates development in the master planned area if additional requirements are necessary to implement the master plan. It has been in effect from 1 February 2021.

### Land Use Plan

Under the Transport Infrastructure Act 1994 the Port of Townsville and Lucinda has Land Use Plans that set out the types of land uses that are permitted. The Port has a statutory planning function under the Planning Act 2016 to handle all applications for works or development approvals on Strategic Port Land. Works on port land require Land Owner Consent from the Port.

### Planning Codes and Guidelines

The Port's Planning Codes and Guidelines complement the Land Use Plans. The codes and guidelines are used by the Port when assessing an application to determine if the development complies with the Land Use Plan. These codes regulate things such as building, parking and landscaping requirements.

These strategic planning documents and supporting fact sheets are available for guidance on how to move forward with your development project and application. They are available [here](#)

If you have any planning queries, please contact Port's planner at [planning@townsville-port.com.au](mailto:planning@townsville-port.com.au)

## OPERATIONS AND LOGISTICS

Port of Townsville operates around the clock maintaining its asset base, ensuring its customers benefit from safe and efficient ship navigation and land-side logistics and that safety, security and emergency services are managed.

There are between 650 to 700 commercial ship visits each year that give our importers and exporters vital access to ports and markets all around the globe. The majority of ship visits service the dry bulk sector (68%). Break bulk/heavy lift vessels, liquid bulk vessels and container liners make up the rest of the trade breakdown.

### Service Providers

The Port maintains a data base of service providers engaged in shipping, transport, handling, warehouses and other services. Contact details and information can be accessed [here](#)

### Port Charges

The use of Port infrastructure, facilities and equipment attracts charges as defined in individual pricing schedules:

- Shipping Charges Schedule
- Plant and Equipment Charges Schedule
- Other Charges Schedule

Fee schedules can be found [here](#)

## Port Notices

The Port is responsible for effectively managing and operating port facilities and services at the Ports of Townsville and Lucinda as well as ensuring appropriate levels of safety, security, and availability.

The Port Notices are by-laws to regulate all activities in areas under the control of the Port.

Port Notices apply to all port users including their employees, passengers, visitors, clients, employees of client organisations, contractors, as well as visitors and the general public entering port controlled/administered land and facilities. Port Notices are accessible [here](#)

## ENVIRONMENT AND SUSTAINABILITY

The Port is responsible for the management of two Great Barrier Reef World Heritage Ports, the Port of Townsville and the Port of Lucinda. Both ports operate under a broad range of legislative processes and significant environmental controls to ensure port operations are managed to a high level appropriate to our location close to highly sensitive environmental areas. The Port operates under an Environmental Management System (EMS) accredited to International Organisation for Standardisation (ISO) 14001:2015 and is committed to the protection of the environment and sustainable development.

Proponents operating within our boundaries must have relevant approvals and implement measures to comply with legislation and minimise their impacts on the air, water and land. It is the responsibility of Port customers and stakeholders to conduct any developments or operations in accordance with the applicable legislation. Some proposed activities constitute an Environmentally Relevant Activity (ERA) as identified by the *Environmental Protection Regulation 2019 (Qld)*. Further detail can be found [here](#)

The Port maintains a high level of environmental awareness throughout the Port and wider Port community through:

- a policy of 'zero' discharge of contaminants - activities are not to cause contamination of water bodies, stormwater sediment or soil;
- appropriate measures in place to manage dust, light and noise particularly close to residential areas;
- A Construction and Operational Environmental Management Plan is a requirement for activities within Port precincts;
- a general biosecurity obligation to "take all reasonable and practical measures to prevent or minimise the biosecurity risk".

The Port is committed to the protection of the environment and sustainability through:

- driving environmental excellence by minimising emissions from operations by working collaboratively with employees and Port Customers to strengthen environmental management systems and showcase leading environmental practices;
- planning for a future that incorporates sustainability into plans, codes and guidelines whilst meeting statutory obligations;
- continuing to implement and share long-term monitoring and research programs and partner on strategic initiatives to improve water quality in the region;
- analyse data on current emissions and plan initiatives to reduce emissions to take action on climate change.

The Environment and Planning team play a key role in minimising emissions and potential impacts on the sensitive environments and the communities around the Port. For further information contact the Port's Environment and Planning team on 4781 1500 or [Environment@townsvilleport.com.au](mailto:Environment@townsvilleport.com.au).

Ports of Townsville and Lucinda view sustainability as a fundamental corporate responsibility and aim to integrate sustainable practices into all business decisions and activities. Sustainability is central to the Port's commitment to provide for future trade and growth while minimising risk to the environment, employees and the community.

The Port's vision is to be Australia's Port for the future and this will be done through world-leading sustainable operations by:

- Building meaningful and lasting relationships with our stakeholders
- Driving change and innovation to continuously improve
- Respecting each other and the community we live in
- Operating with the highest standards of integrity, transparency and fairness

## KEY POINTS OF CONTACT

### TRADE

**Wayne Riley**

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0419 240 638

### ENVIRONMENT

**Elaine Glen**

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### PROPERTY

**Cathy Chapman**

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### PLANNING

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### OPERATIONS

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