

## *Preparation and Assessment of Assessable Development / Works Proposals*

Development of Strategic Port Land under the Port of Townsville Land Use Plan 2010 (LUP) can be classified as 'Exempt', 'Self-Assessable', 'Assessable' or 'Prohibited'. This fact sheet explains 'Assessable Development' requirements for obtaining Port of Townsville Limited (POTL) consent, as well as external assessment and approval.

*The requirements for Exempt and Self-Assessable development are provided in the separate fact sheet — 'Preparation and Consideration of 'Exempt' and 'Self-Assessable' development/works proposals'.*

### ASSESSABLE DEVELOPMENT PROPOSALS

Assessable Development may take one of three forms:

1. **Assessable Development—Consistent (A-C):** refers to development that is **consistent** with the LUP Precinct Plan and requires **Code Assessment** under the My Development Assessment System (MyDAS) defined in the *Planning Act 2016*. Queensland examples include:
  - General Warehouse facilities in the Terminals (Bulk, General Purpose) Precinct
  - Service facility in the Transport Infrastructure Precinct
  - Major Hazard Facilities in the Special Industry Precinct
  - Medical Centres in the Port Central Precinct
2. **Assessable Development—Inconsistent (Code Assessable) (A-I-C):** refers to development that is **inconsistent** with the LUP Precinct Plan and requires **Code Assessment** under the MyDAS defined in the *Planning Act 2016*. Queensland examples include:
  - Ship Building/Dry Dock within the Terminals (Containers, Motor Vehicles, General Cargo) Precinct
  - Vehicle Parking Facilities in the Buffer/Investigation Precinct
  - Conveyors and pipelines through the Open Space Precinct
3. **Assessable Development—Inconsistent (Impact Assessable) (A-I):** refers to development that is **inconsistent** with the LUP Precinct Plan and requires **Impact Assessment** (including public notification) under the MyDAS defined in the *Planning Act 2016*. Queensland examples include:
  - An independent Office Facility or Shop in the Special Industry Precinct
  - Ship Building/Dry Dock facilities in the Port Operations & Support Services Precinct—Area 1
  - Processing Uses/Activities in an Open Space Precinct
  - A Major Hazard Facility in the Port Operations & Support Services Precinct—Area 2



## PREPARING A DEVELOPMENT PROPOSAL

Development proposals require correct preparation so that once lodged the assessment process can occur in a timely manner.

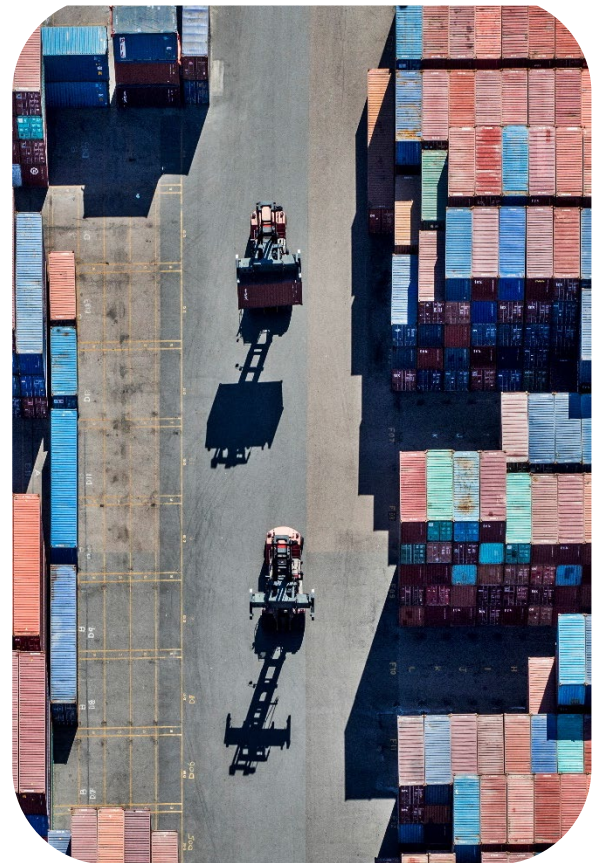
For **Assessable** Development, the Department of State Development, Manufacturing, Infrastructure and Planning, State Assessment and Referral Agency (SARA) coordinates the relevant State agencies who will closely review each proposal, hence the importance of providing the right amount of technical design and environmental management detail. MyDAS2 is online lodgement required for application can be viewed via the department's website:

(<https://planning.statedevelopment.qld.gov.au/planning-framework/planning-online-services>)

Pre-lodgement reviews or meetings are encouraged to be arranged by contacting SARA for State referrals.

POTL's Planning Officer can determine if the development is **Exempt**, **Self-Assessable**, **Assessable** or **Prohibited** and to discuss the relevant application requirements.

POTL also has a Development Application Guidance Manual that must be referred to when formulating development/work proposals. It outlines the various port specific and technical considerations for our environmental setting.



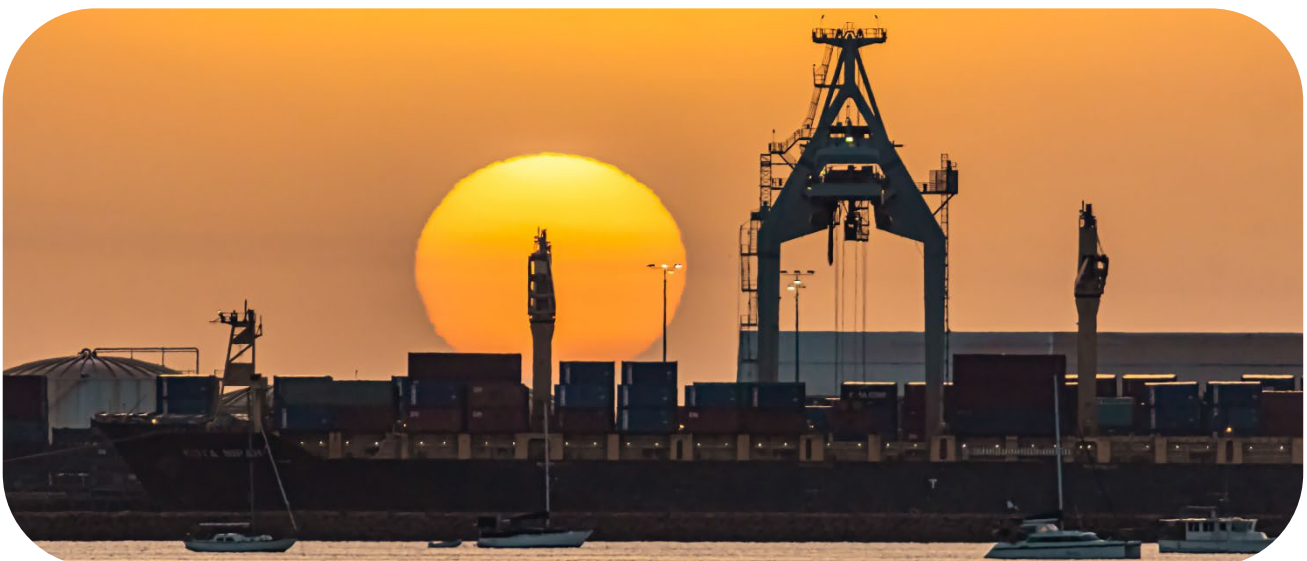
## THE APPLICATION PROCESS

Having first obtained POTL's land owner's consent for the proposal (and submitted the application to POTL in accordance with advice from POTL's Planning Officer), the **Assessable** Development application will need to be lodged with the State Assessment and Referral Agency (SARA) through their MyDAS2 and Development Assessment Rules under the *Planning Act 2016* (see Figure 1).

The responsibilities of various State Government Agencies and Townsville City Council will vary depending on the nature and scope of the **Assessable** Development proposal i.e. different agencies will have different assessment roles in projects involving environmental licensing, tidal works, marine plant disturbance etc.

POTL's planners and environmental advisors are available to help clarify the role of specific agencies and any other matters as they arise.

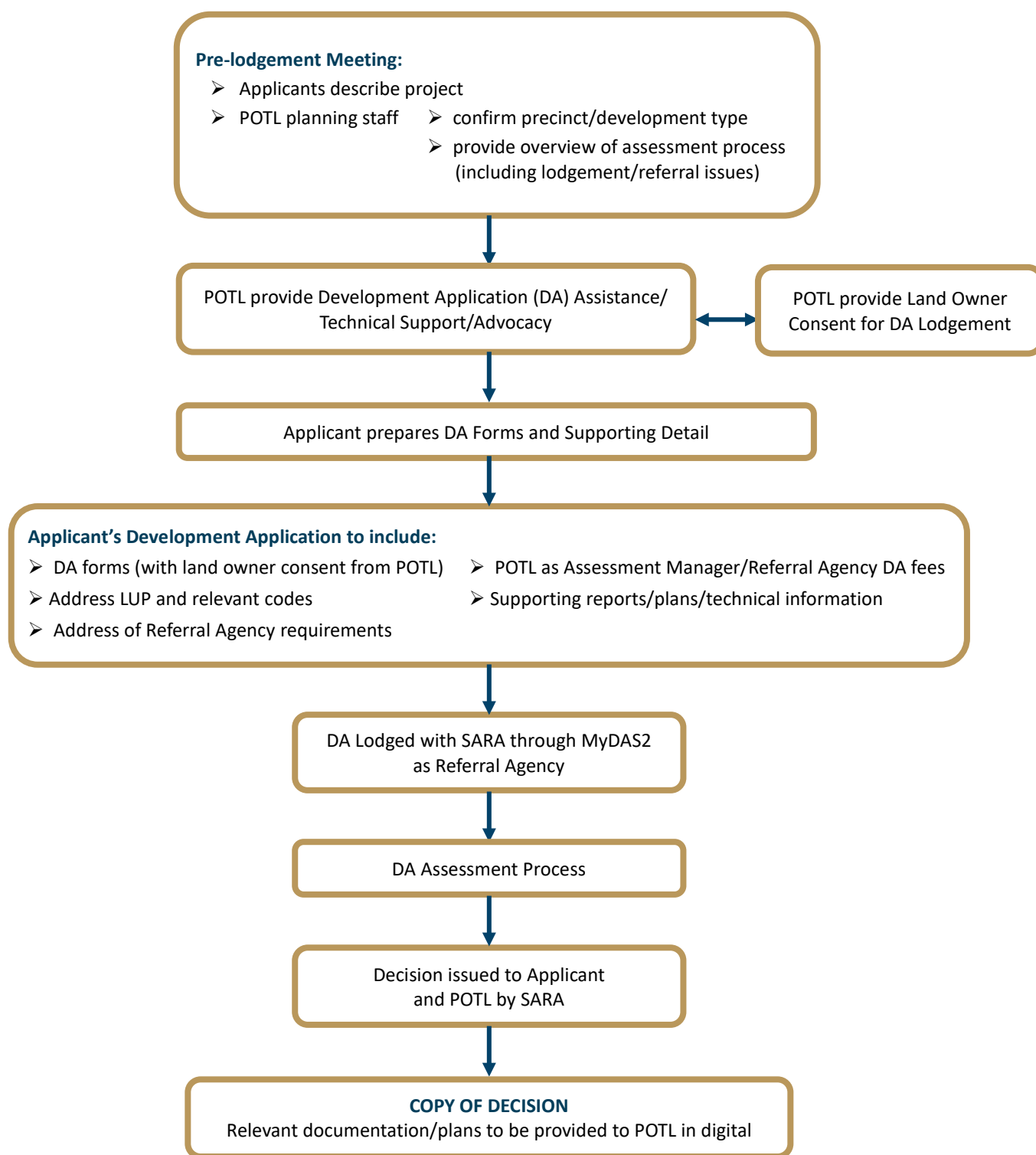
In the case of **Assessable** Development, it is strongly recommended that suitably qualified consultants are engaged to assist in addressing the codes and policies administered by the State, Council and POTL's land use planning documents.



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## FIGURE 1. DEVELOPMENT ASSESSMENT PROCESS

Assessable Development



### FURTHER INFORMATION

Should you require more information about **Land Use Planning**, please contact POTL's Planning Officer:



[planning@townsvilleport.com.au](mailto:planning@townsvilleport.com.au)



[www.townsville-port.com.au](http://www.townsville-port.com.au)



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