

SDA approval – conditions

Reconfiguring a lot (1 lot into 2 lots)

Condition 1 – approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	To be maintained at all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Survey Plan Sheet 1 of 2	Rowlands Surveys Pty Ltd	SP345445	6/02/2024
Survey Plan Sheet 2 of 2	Rowlands Surveys Pty Ltd	SP345445	6/02/2024
Proposed Reconfiguring a Lot – One Lot into Two Lot Subdivision	Northpoint Planning	NP25.112 Rev B	15 Oct 2025
LOT 12A & 12B 110 PENELOPE ROAD STUART QLD 4811 Site waste management plan	McDonald Constructions	(no reference)	(no date)

Condition 2 – easements		Timing
2.1	Register with the plan of subdivision, all easements as indicated on the approved plans and documents.	<i>To be lodged with the Plan of Subdivision</i>
2.2	Register with the plan of subdivision, any necessary surrender of existing easements in connection with the subdivision. <i>Note: The surrender is to be supported by a plan prepared by a Registered Surveyor (QLD) clearly identifying the easement to be surrendered and must be lodged with the relevant registering authority prior to, or at the same time as, the registration of the Plan of Subdivision.</i>	<i>To be lodged with the Plan of Subdivision</i>
2.3	The extent and location of easements, reserves and surrenders required in condition 2.1 and 2.2 will, as far as possible, be determined prior to lodgment of the Plan of Subdivision.	<i>To be lodged with the Plan of Subdivision</i>

Condition 3 – inspection		Timing
3.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

Condition 4 – services and utilities		Timing
4.1	Obtain the necessary approvals for all required services and utilities (power, potable water, on-site sewer, gas wastewater, communications etc) for both construction and operation.	<i>Prior to submitting the Plan of Subdivision</i>
4.2	The allotments must be serviced by the public sewerage network. In particular, the connection to Council's low pressure sewer system shall be at the boundary connection provided for each lot.	<i>Prior to submitting the Plan of Subdivision</i>
4.3	The premises must connect to Townsville City Council's reticulated water system. <i>Note: Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes, Private</i>	<i>Prior to submitting the Plan of Subdivision</i>

	<i>building fire systems must comply with relevant building codes and standards.</i>	
4.4	Electricity and telecommunications must be provided to the premise in accordance with the works code of the Townsville City Plan.	<i>Prior to submitting the Plan of Subdivision</i>
4.5	Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to Townsville City Council.	<i>Prior to submitting the Plan of Subdivision</i>

Condition 5 – Access		Timing
5.1	Direct access is prohibited between Ron McLean Drive (Townsville Port Access Road) and the subject allotments.	<i>At all times</i>

Condition 6 – infrastructure contributions		Timing
6.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges contained in Enclosure 2, or as agreed to in writing by Townsville City Council.	<i>Prior to submitting the Plan of Subdivision</i>

SDA approval – conditions

Material change of use for medium impact industry

Condition 7 – approved plans and documents		Timing
7.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 2 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	To be maintained at all times

Table 2 – approved plans and documents

Title	Prepared By	Document No	Date
Site Plan Building B	Series Two Architects Pty Ltd	A2504.B 0101 Rev L	10.07.2025
External Works Plan	Series Two Architects Pty Ltd	A2504.B 0110 Rev C	19.06.2025
Floor Plan Building B	Series Two Architects Pty Ltd	A2504.B 1301 Rev G	19.06.2025
3D Views Building B	Series Two Architects Pty Ltd	A2504.B 4001 Rev D	18.06.2025
Elevations Building B	Series Two Architects Pty Ltd	A2504.B 4101 Rev E	18.06.2025
Elevations Building B	Series Two Architects Pty Ltd	A2504.B 4102 Rev E	18.06.2025
Floor Plan – Office Building B	Series Two Architects Pty Ltd	A2504.B 6001 Rev F	19.06.2025
LOT 12A & 12B 110 PENELOPE ROAD STUART QLD 4811 Site waste management plan	McDonald Constructions	(no reference)	(no date)

Condition 8 – commencement of development		Timing
8.1	Notify the Coordinator-General in writing of the date of commencement of site works.	<i>Within 10 days of commencement of site works</i>
8.2	Notify the Coordinator-General in writing of the date of commencement of construction.	<i>Within 10 days of commencement of construction</i>
8.3	Notify the Coordinator-General in writing of the date of commencement of use.	<i>Within 10 days of commencement of use</i>

Condition 9 – ‘As constructed’ plans		Timing
9.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 2 of Condition 7.</p> <p>Plans must be submitted in electronic pdf and shape files.</p>	<i>Prior to commencement of use</i>

Condition 10 - auditing		Timing
10.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of site works, within 30 days after commencement of construction and within 30 business days after commencement of use.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 11 – complaints		Timing
11.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received (b) complainant’s details including name and contact information (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. <p>Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.</p> <p>Provide an up to date copy of the register to the Coordinator-General with each audit report required under Condition 10 – auditing.</p>	<p><i>At all times</i></p> <p><i>As indicated</i></p> <p><i>As indicated</i></p>
11.2	<p>In the event a complaint is received in relation to odour, air contamination or noise, the proponent must engage a suitably qualified consultant to undertake an assessment addressing the impact emanating from the site for this use in accordance with the provisions of the <i>Environmental Protection Act 1994</i>.</p> <p>The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations, including mitigation measures.</p> <p>The proponent must provide a copy of the report to Townsville City Council and the Coordinator-General and undertake any works within three months of supplying the report.</p>	<i>At all times</i>

Condition 12 – inspection		Timing
12.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

Condition 13 – approved use		Timing
13.1	The office component of the development is prohibited from operating independently of the approved medium impact industry use on site.	<i>At all times</i>

Condition 14 – construction management plan		Timing
14.1	Prepare a construction management plan that includes the following: (a) employee and visitor parking areas (b) Provision for loading and unloading materials including the location of any remote loading sites (c) The storage location/s materials, structures, plant and equipment on the construction site (d) management of noise and dust generated from the site during and outside construction work hours (e) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (f) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of construction</i>
14.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during construction</i>
14.3	Water to be used for dust mitigation is to be drawn from sources other than Townsville City Council’s reticulated water supply should Level 3 or 4 water restrictions be in effect and / or imposed during the construction of the development.	<i>At all times during site works</i>
14.4	Dust or debris must not enter the State-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 15 – erosion and sediment control plan		Timing
15.1	Prepare and submit to the Coordinator-General and Townsville City Council soil erosion and sediment control plans prepared by a suitably qualified professional and designed in accordance with ‘Best Practice Erosion and Sediment Control’ published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008). The plans must demonstrate that the proposed controls will achieve the erosion and sediment control design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>Prior to commencement of site works</i>
15.2	Prescribed Water Contaminants (as defined under the <i>Environmental Protection Act 1994</i>) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination. These measures must be designed, implemented, and maintained in accordance with ‘Best Practice Erosion and Sediment Control’ published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) and achieve the design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>At all times</i>
15.3	Undertake all works generally in accordance with the certified erosion and sediment control plan which must be current and available on site at all times during the construction period.	<i>As indicated</i>

Condition 16 – services and utilities		Timing
16.1	Obtain the necessary approvals for all required services and utilities (power, potable water, on-site sewer, gas wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of construction and to be maintained</i>

16.2	<p>The development must be serviced by the public sewerage network. In particular, the connection to Council’s low pressure sewer system shall be at the boundary connection provided for each lot.</p> <p>Privately owned pressure sewer equipment must be installed and is to generally consist of a suitably sized tank with at least a 24-hour storage capacity, a positive displacement or 2-stage centrifugal grinder pump with minimum 0.45L/s flow rate at 50m pumping head, electrical control/alarms, property discharge lines and boundary kit in accordance with drawings SEQ-PSS-1100-2, SEQ-PSS-1101-1 and SEQ-PSS-1102-1.</p> <p><i>Note: Any future owners of the property must be notified of the above requirements. A Property Notation will be placed on Townsville City Council’s property management files to advise prospective purchasers of these sewer connection requirements.</i></p> <p><i>Note: A compliance permit to carry out plumbing and drainage works must be obtained prior to the commencement of any sanitary drainage works.</i></p>	<i>Prior to commencement of use</i>
16.3	<p>The premises must connect to Townsville City Council’s reticulated water system.</p> <p><i>Note: Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes, Private building fire systems must comply with relevant building codes and standards.</i></p>	<i>Prior to commencement of use</i>
16.4	<p>Electricity and telecommunications must be provided to the premise in accordance with the works code of the Townsville City Plan.</p>	<i>Prior to commencement of use</i>
16.5	<p>Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to Townsville City Council.</p>	<i>Prior to commencement of use and to be maintained</i>

Condition 17 – fire fighting		Timing
17.1	<p>The development must be provided with an adequate and accessible supply of water for firefighting purposes.</p> <p><i>Note: Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes. Private building fire systems must comply with relevant building codes and standards.</i></p>	<i>Prior to commencement of use and to be maintained</i>
17.2	<p>Construct the pump and fire tank as shown on approved plan ‘site plan’ prepared by Series Two Architects Pty Ltd A2504.B 0101 Rev L dated 10.07.2025 to a standard able to be used for firefighting purposes.</p>	<i>Prior to commencement of use</i>

Condition 18 – external details		Timing
18.1	<p>Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practice.</p>	<i>To be maintained</i>
18.2	<p>Legible property numbers must be erected at the premises and must be maintained. The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.</p>	<i>Prior to commencement of use and to be maintained</i>

Condition 19 – landscaping		Timing
19.1	Prepare and submit to the Coordinator-General and Townsville City Council a landscape plan prepared by a suitably qualified person in accordance with Part 9.3.3 of the Townsville City Plan (Landscape Code) and current best practice. Landscape design plans must include the entire site, including the road reserve, with any staging identified.	<i>Prior to commencement of construction</i>
19.2	Implement the works in the landscape plan.	<i>Prior to commencement of use and to be maintained</i>
19.3	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 20 – safety and crime prevention		Timing
20.1	Install adequate fencing and signage to warn the public of operations and safety hazards.	<i>Prior to commencement of use and to be maintained</i>
20.2	Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	<i>Prior to commencement of use and to be maintained</i>

Condition 21 – repair of damage		Timing
21.1	Repair any property fencing, roads and service infrastructure and reinstate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of use and ongoing</i>

Condition 22 – vehicle parking		Timing
22.1	All parking is to occur on site.	<i>At all times</i>
22.2	All car parking facilities, associated ramps, and driveways must be provided in accordance with Part 9.3.5 Transport impact, access and parking code of the Townsville City Plan. Design of car parking facilities, associated ramps, and driveways must be in accordance with standard AS/NZ 2890 and SC6.4 Development manual planning scheme policy (specifically SC6.4.5.4 Car parking and SC6.4.5.3 public transport facilities) guidelines of the Townsville City Plan.	<i>Prior to commencement of use and to be maintained</i>
22.3	Provide a minimum of 36 car parking spaces (including PWD spaces)	<i>Prior to commencement of use and to be maintained</i>

Condition 23 – vehicle crossovers		Timing
23.1	Unless otherwise agreed to in writing with Townsville City Council, all access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary generally in accordance with the Transport impact, access and parking code of the Townsville City Plan	<i>Prior to commencement of use and to be maintained</i>

Condition 24 – state-controlled road		Timing
24.1	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters and other works involving ground disturbance must not encroach upon or de-stabilise the State-controlled road corridors, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	<i>At all times</i>
24.2	Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: <ul style="list-style-type: none"> (a) create any new discharge points for stormwater runoff onto the state-controlled road (b) concentrate or increase the velocity of flows to the state-controlled road (c) exceed predevelopment peak discharge rates for range of design storm frequencies up to 1% AEP (d) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (e) surcharge any existing culvert or drain on the state-controlled road (f) reduce the quality of stormwater discharge onto the state-controlled road (g) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (h) reduce the floodplain immunity of the state-controlled road. 	<i>At all times</i>
24.3	Submit to the Coordinator-General and the Department of Transport and Main Roads RPEQ certification with supporting documentation to the Department of Transport and Main Roads, confirming that the development has been: <ul style="list-style-type: none"> (a) designed in accordance with condition 24.2 prior to obtaining development approval for operational works or building works, whatever occurs first and (b) constructed in accordance with condition 24.2 prior to commencement of use. <p><i>Note: Records must be provided to DTMR – corridor.northern@tmr.qld.gov.au</i></p>	<i>As indicated</i>

Condition 25 – stormwater and drainage		Timing
25.1	The development is required to achieve no-worsening and no-actionable nuisance in terms of stormwater quantity and stormwater quality for the major and minor events as defined by the Townsville City Plan relevant to the time of any future building approval.	<i>At all times</i>
25.2	Drainage from the development works/building must not adversely impact upon adjacent properties. Ponding, concentration or redirection of stormwater must not occur on adjoining land.	<i>At all times</i>
25.3	Drainage works must be designed and constructed in accordance with the latest edition of the Queensland Urban Drainage Manual and healthy waters code of the Townsville City Plan.	<i>Prior to commencement of site works and to be maintained</i>
25.4	Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced Registered Professional Engineer of Queensland (RPEQ) that stormwater drainage achieves the prescribed outcomes in accordance with the healthy waters code of the Townsville City Plan.	<i>Prior to commencement of use</i>

	<p><i>Note: Certification must reference SDA approval number AP2025/007 and be provided to:</i> Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au</p>	
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Condition 26 – stormwater quality		Timing
26.1	Design and implement stormwater quality devices that achieve the pollutant reduction targets specified in the Townsville City Plan.	<i>Prior to commencement of use and maintained at all times.</i>
26.2	An appropriately qualified and experienced RPEQ must certify that stormwater quality devices achieve the prescribed outcomes in accordance with the above condition.	<i>Prior to commencement of use</i>

Condition 27 – waste management		Timing
27.1	Reuse, recycle or lawfully dispose of all water (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
27.2	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>At all times</i>
27.3	<p>If bulk refuse facilities are applicable, the bulk refuse facility must:</p> <ul style="list-style-type: none"> (a) be a suitable enclosure with concrete slab floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front (b) be within the curtilage of the premise in an accessible location to receive the service (c) be graded and drained through an approved sediment/silt trap to legal sewer connection and (d) be provided with a hose cock and hose in close proximity to the enclosure. (e) have a minimum overhead clearance of 6.5m for refuse collection. Access for collection is not impeded by any overhead obstructions such as trees, wires or other structure. This minimum height must be maintained at all times. 	<i>Prior to commencement of use and to be maintained</i>

Condition 28 – potential contamination		Timing
28.1	All areas where potentially contaminating substances are stored or uses must be roofed and sealed with concrete, asphalt or similar impervious substance and bunded.	<i>Prior to commencement of use</i>
28.2	Roof water is piped away from areas of potential contamination.	<i>At all times</i>

Condition 29 – air contaminants		Timing
29.1	Materials that are capable of generating air contaminants are wholly enclosed in storage bins.	<i>At all times</i>
29.2	All external areas containing the storage bins referenced in condition 29.1 must be sealed to be impervious.	<i>Prior to commencement of use and to be maintained</i>

Condition 30 – storage		Timing
30.1	Goods, equipment, packaging material or machinery must not be stored or left exposed within 20m of the road frontage.	<i>Prior to commencement of use and to be maintained</i>

Condition 31 – hazardous materials		Timing
31.1	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of AS1940— <i>Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
31.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 32 – spillage control		Timing
32.1	Ensure that any refuelling of vehicles meets all relevant standards including but not limited to the relevant safety and environmental standards.	<i>At all times</i>

Condition 33 – lighting		Timing
33.1	Provide external lighting sufficient to provide safe ingress and egress for site users.	<i>Prior to the commencement of use and to be maintained</i>
33.2	Outdoor lighting must be provided in accordance with AS1158.1:2005 – <i>Lighting for Roads and Public Spaces</i> .	<i>Prior to the commencement of use and to be maintained</i>
33.3	Any flood lights or site illumination must be shielded, directed downwards and away from the State-controlled road so as not to interfere with the vision of motorists.	<i>Prior to the commencement of use and to be maintained</i>

Condition 34 – Infrastructure contributions		Timing
34.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges notice contained in Enclosure 2, or as agreed to in writing by Townsville City Council.	<i>Prior to the commencement of the use</i>

Advice

Other approvals

This approval relates solely to the material change of use for medium impact industry and reconfiguring a lot (one into two) in the Townsville State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease, and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Townsville City Council advice

Further Approvals Required

A Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works.

A Roadworks Permit for the construction of a driveway or access within the road reserve must be obtained.

For filling and excavation associated with this approval, an Operational works application must be submitted to Townsville City Council.

Building works

A Development Permit for Building Works to carry out building works prior to works commencing on site.

Prior to the issuing of a Development Permit for Building Works, submit to Townsville City Council, documentation signed by a RPEQ must be submitted to a Building Certifier identifying the required minimum floor height of all habitable rooms to achieve storm tide/flood immunity.

Infrastructure charges

Outstanding charges or expenses applied to the use, including infrastructure charges will be levied by Townsville City Council as part of a future development approval for building works as permissible under the *Planning Act 2016*.

Water restrictions

To manage Townsville's water resources, council regulates water restrictions on a permanent basis. All development undertaken in Townsville must be mindful of the current and projected level of water restrictions that may affect development activities such as landscaping establishment and/or soil erosion and sediment control.

Developers remain responsible for compliance with any water restrictions as directed by Townsville City Council.

During times of significant water shortage, Townsville City Council may refuse to grant developer exemptions from water restrictions for the purposes of landscaping works or soil erosion and sediment control activities.

In circumstances where exemptions to water restrictions are no longer issued by Townsville City Council, bonding of soft landscaping works will be permitted to enable the release of plans of survey and / or compliance certificates. In cases where the soft landscaping is a component of permanent soil erosion and sediment control (such as an open drain) the use of "bonded fibre matrix" type hydro-mulch products or other suitable soil erosion and sediment control methods can be carried out as alternatives to demonstrate compliance with water restrictions.

The responsibility for compliance with all relevant environmental protection requirements (in particular sediment and erosion control) remains with the developer.

Connection to services

A copy of the SDA approval and the approved water reticulation design must be submitted to Townsville City Council with the appropriate application form for connection to Townsville City Council's water supply. Townsville City Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

A copy of the SDA approval and the approved sewer reticulation design must be submitted to council with the appropriate application form for connection to Townsville City Council's sewer supply. Townsville City Council will respond to the application with a quotation for the work upon payment will schedule the works for connection.

Signage

Plans of any signage to be associated with the use that is deemed to be assessable development in accordance with the Categories of development and assessment - Operational work, specifically Operational work being placing an advertising device on premises of the Townsville City Plan, must be submitted to council for assessment.

Signs must be designed in accordance with relevant codes of the Townsville City Plan. To maintain amenity for the adjoining properties, no illumination of the signage is to occur unless otherwise approved by council.

Construction

Storage of Materials and Machinery

All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved.

Building Work Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- a. 6.30 a.m. to 6.30 p.m. Monday to Saturday
- b. No work on Sundays or Public Holidays.

Liquid Trade Waste Approval/Agreement

The developer is advised that a Trade Waste Approval/Agreement may be required under the *Water Supply (Safety and Reliability) Act 2008*. This should be discussed with Townsville City Council's Planning Services team at an early stage of project development.

Contact Tradewaste@townsville.qld.gov.au or 13 48 10.

Asbestos

All asbestos being removed from the site must be transported and disposed in accordance with relevant legislation.

Flammable and Combustible Liquids

Flammable and combustible liquids are to be stored and handled in accordance with AS1940—The Storage and Handling of Flammable and Combustible Liquids.

Chemical Storage

Where chemicals are stored or handled on site, the storage and handling of chemicals must be in accordance with the relevant WHS Code of Practice.

Roadworks Approval

The developer is responsible for obtaining a Roadworks permit in accordance with Subordinate Local Law No. 1.15 (Carry out Works or Interfering with a Road or its Operation) 2011 for the

installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

- a. Completed Roadworks permit application form
- b. Prescribed fee
- c. Traffic Management Plan prepared by a suitable qualified traffic professional detailing the traffic management measures put in place to manage all Roadworks including pedestrians, cyclists and vehicles in accordance with the Manual of Uniform Traffic Control Devices (Queensland) Part 3 – Works on Roads.

If the works require closure of part of the road reserve, a temporary Road Closure Permit will be required. This permit allows for a section of road reserve to be closed for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application will need to be made to Townsville City Council for a letter of 'no objection' prior to applying to the Queensland Police Service for the permit. The Traffic Management Plan will need to be included with the application to Townsville City Council.

Clinical/Medical Waste

If this development has the potential to generate or handle clinical and regulated waste material. Clinical and medical related waste it is to be handled in accordance with AS/NZS3816:1998 Australian Standard/New Zealand Standard – Management of clinical and related wastes.

Environmentally Relevant Activities

Where the premises is intended to be used for carrying out an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 2019, an application under the *Planning Act 2016* and the *Environmental Protection Act 1994* must be submitted to the relevant administering authority prior to the commencement of the use.

Environmental Management Register

If the business meets the threshold specified in Schedule 3 of the *Environmental Protection Act 1994* for a notifiable activity, it has a responsibility under section 371(1) of the *Environmental Protection Act 1994* to notify the administering authority (Department of Environment and Science) within 22 business days of the use commencing.

Food Business

Where a food business is required to be licensed under the *Food Act 2006* Section 49, a Food Licence Application must be made prior to construction of the food premises. Please contact Townsville City Council's Environmental Health team on 13 48 10 for further information.

Department of Transport and Main Roads

Approval is required for any works, encroachments or activities on the state-controlled road under the *Transport Infrastructure Act 1994*. Please contact the Department of Transport and Main Roads via email North.Queensland.Idas@tmr.qld.gov.au to make an application and discuss specific requirements for the proposed works, encroachment or activity. TMR design acceptance is required for any RPEQ certified drawings prior to the commencement of any works or encroachments. Procurement of materials may also be required from TMR's preferred suppliers dependent on the type of works to be undertaken.

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Townsville SDA development scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- Details of any compliance reporting which has previously been provided to the Coordinator-General for the purpose of complying with Schedule 3 of the Townsville SDA development scheme.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:

- certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and
 - acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning and Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.

Enclosure 2



Infrastructure Charges Notice

Townsville City Council

To: Northpoint Planning PO Box 4 Townsville QLD 4810	Notice Date: 5 Dec 2025 Issue Date: 5 Dec 2025 Infrastructure charges notice number: ICN-002115 Application reference: CAR25/0345
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Type of approval:	Concurrence Agency Response
Description:	Early Referral Response - Proposed Material Change of Use (Medium Impact Industry) Warehouse and Lot Creation - One into Two Lots
Charges Resolution:	Infrastructure Charges Resolution - 1 July 2025

Premises to which the levied charge applies	Primary site address: 110 Penelope Road, Stuart QLD 4811 Real property description: L.12 SP 338024
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About this notice	The Council has decided to give an Infrastructure Charges Notice, which states a levied charge the details of which are stated below, for the development of the premises that is the subject of the development approval.
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Applicable levied charge	Applicable levied charge	\$197,472.83
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Infrastructure charges notice advice	Warehouse use included in Early referral response is not being recommended by the OCG for approval so not included in the demand calculation Infrastructure Agreements: If an Infrastructure Agreement applies to this development, to the extent of any inconsistency, the Infrastructure Agreement applies instead of the Infrastructure Charges Notice.
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Charges reductions	No charges reductions apply.
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Other adjustments	No other adjustments apply.
Cost of trunk infrastructure for offset or refund	No offsets or refunds for trunk infrastructure apply.
How the levied charge was worked out	Details of how the applicable levied charge and any charges reductions, other adjustments, and the cost of trunk infrastructure for offsets and refunds have been worked out are provided in the detailed calculations section of this Infrastructure Charges Notice.
Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with Council's infrastructure charges resolution and the <i>Planning Act 2016</i> .
Date levied charge is payable	<p>Under Section 122 of the Planning Act 2016 (the Act), infrastructure charges are payable.</p> <p>Note that once payment is due, a levied charge is, for the purpose of recovery, taken to be rates of the Council under section 144 of the Planning Act 2016. A notation will be placed on the premises in Council's Property database that will be discoverable by prospective purchasers that a levied charge is outstanding. This will be removed once full payment is received.</p> <p>Overdue infrastructure charges will attract a general interest charge at a rate of 12.35% per year from the due date of the infrastructure charges until either payment is received in full or legal recovery commences.</p>
Making a payment	Before paying the levied charge you must request an invoice showing the total levied charge payable at the time of payment including any automatic increase.
Appeal rights	If you are dissatisfied with this Infrastructure Charges Notice, under Section 229 (3) (d) of the <i>Planning Act 2016</i> you may appeal against an Infrastructure Charges Notice within twenty (20) business days after receiving the Notice.

Calculation Details

Infrastructure charges notice number: ICN-002115
Application reference: CAR25/0345
Type of approval: Concurrence Agency Response
Applicable resolution: Infrastructure Charges Resolution - 1 July 2025

1. How the levied charge was worked out

Development

Land Use	Development Unit	Proposed Development	Existing Development	Net Development
Vacant lots	Lot	2	1	1
Medium impact industry	GFA (m2)	2500	0	2500

Applicable levied charge

Land Use	Development Unit	Net Development	Adopted Charge Rate \$/unit	Charge \$
Adopted rate				
Vacant lots	Lot	1	\$36,147.83	\$36,147.83
Medium impact industry	GFA (m2)	2500	\$64.53	\$161,325.00
Applicable levied charge				\$197,472.83

2. How the charges reduction and other adjustments were worked out

No charges reductions apply.

No other adjustments apply.