

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

The requested additional information seeks to clarify inadequacies in the application material provided and the impacts of the proposed development.

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

No.	Issue	Information requested
Impacts of proposed development		
1	Defined uses and precinct intent	<p>The SDA application proposes a medium impact industry use on the southern allotment. However, the planning report and proposed plans of development refer to a warehouse on the southern allotment.</p> <p>The planning report (reference NP25.112) prepared by Northpoint Planning and dated 11 July 2025 (planning report) does not provide a description of activities being undertaken, or the size and scale of the 'mineral extraction parts and equipment'. The specialised areas on the proposed plans suggest maintenance or engineering activities.</p> <p>Further, Warehouse is a broad definition and, while it is listed as a use consistent with the preferred development intent of the Medium Impact Industry, users in the Townsville SDA are expected to be significant industry for the Townsville region and rely on direct access to the Port of Townsville and key road and rail networks in accordance with the strategic vision and overall objectives for development in the Townsville SDA.</p> <p>The proponent is requested to:</p> <ul style="list-style-type: none"> a) Update the planning report to confirm the uses proposed to provide a description of the proposed activity on site. This should also confirm any additional impacts and services, including hazardous materials, waste services etc. b) demonstrate the proposed activities meet the definition of a medium impact industry

		<p>c) ensure the SDA application reflects the correct uses, update the planning report and proposed plans so that the proposed land use is described correctly.</p> <p><i>Note: Medium impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</i></p> <p><i>(a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</i></p> <p><i>(b) generates high traffic flows in the context of the locality or road network</i></p> <p><i>(c) generates an elevated demand on local infrastructure network</i></p> <p><i>(d) potential for noticeable offsite impacts in the event of fire, explosion or toxic release</i></p> <p><i>(e) onsite controls are required for emissions and dangerous goods risks</i></p> <p><i>(f) the use is primarily undertaken indoors (g) evening or night activities are undertaken indoors and not outdoors.</i></p> <p><i>Note: Examples of medium impact industry include spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</i></p> <p><i>Warehouse means the use of premises for:</i></p> <p><i>(a) storing or distributing goods, whether or not carried out in a building or</i></p> <p><i>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</i></p> <p><i>Note: Examples of a warehouse include a self-storage facility, storage yard.</i></p>
2	Responses to SDA wide assessment criteria	<p>A response has been provided in section 6.4 of the planning report to each of the SDA wide assessment criteria in the Townsville SDA development scheme (May 2019). However, the majority of the assessment responds to the category of assessment criteria and contains limited assessment against the individual criteria of the development scheme. Additionally, majority of the assessment is in relation to the material change of use component of the proposed development, with the reconfiguring a lot only assessed against particular criteria. Additional detail in the assessment is required to understand the impacts and mitigating factors of the proposed development.</p> <p>The proponent is requested to provide a full assessment of the proposed development against each of the SDA wide assessment criteria, including discussion of impacts and any mitigation measures required. Additional assessment against the reconfiguring a lot components of the proposed development is required against the Townsville SDA vision, objectives and SDA wide assessment criteria.</p>

Reconfiguring a lot considerations		
3	Consistency with minimum lot sizes	<p>The proposed reconfiguration does not meet the minimum lot sizes for the Medium Impact Industry Precinct in the Townsville SDA development scheme. Minimum lot sizes are intended to accommodate development that is consistent with, and envisioned for, the preferred development intent of the precinct.</p> <p>In accordance with section 2.4.3 of the Development Scheme, the precinct is to accommodate medium impact industrial development that:</p> <ul style="list-style-type: none"> (i) includes the manufacturing and processing of products that are associated with identifiable and measurable impacts (ii) requires buffers from sensitive land uses (iii) is reliant on and maximises the use of key transport and supply chain infrastructure. <p>The application proposes lot sizes that are more consistent with the Low Impact Industry Precinct, which is not the intent of the precinct the site is located within.</p> <p>The proponent is advised that the proposed SDA application may not be recommended for approval in its current form.</p> <p>The proponent is requested to consider a more appropriate lot size or use for the site, consistent with the minimum lot sizes proposed in the Medium Impact Industry Precinct and the preferred development intent.</p> <p>Alternatively, the proponent is requested to provide sufficient justification and economic analysis to support consideration of lot sizes smaller than the minimum lot size. This justification should include evidence that the removal of serviced medium industry zoned land would not have a negative impact on the supply within the Townsville region and provide evidence to justify additional low impact industrial land in this area.</p> <p>The proponent is strongly encouraged to discuss any proposed changes with the Office of the Coordinator-General before the subsequent information request items are responded to.</p>

4	Plan of subdivision	<p>Section 3.3 of the planning report contains a snapshot of a survey plan for the proposed reconfiguring a lot component of development as part of Figure 6. However, a standalone copy of the plan (complete with schedule of easements) is required to assess the proposed reconfiguration and to form part of the considered plans should the SDA application be approved.</p> <p>The proponent is requested to provide a standalone plan of subdivision also encompassing a schedule of easements identifying the purpose and owner of each easement.</p>
5	Fire services - water	<p>Section 3.2 of the planning report states that the proposed northern allotment will contain a water tank for fire services, designed to cater for both proposed allotments. The proposal is for a reconfiguration of a lot to create two separately titled lots. There is a risk that any future owner of the proposed northern allotment may prevent access to the fire services water to the proposed southern allotment, causing a safety risk. Additional measures are required to ensure that the proposed southern allotment will have water available for fire services.</p> <p>The proponent is requested to provide an adequate and accessibly supply of water for firefighting purposes to the southern lot.</p>