

TfA Ref: 23043
OCG Ref: APC/2024/012

23 February 2026

Office of the Coordinator General
PO Box 15517
Brisbane QLD 4002

Via email: sdainfo@dsdip.qld.gov.au

Dear Sir/Madam,

RE: MINOR CHANGE APPLICATION TO MATERIAL CHANGE OF USE FOR A MEDIUM IMPACT INDUSTRY, SERVICE STATION, TRANSPORT DEPOT AND OFFICE (OCG: AP2024/012) AT 1 COLINTA ROAD, STUART QLD 4811 – DESCRIBED AS LOT 21 ON SP341874

On behalf of Port Access Pty Ltd (applicant), we hereby lodge a minor change with the Office of the Coordinator General (OCG) to modify the existing development (OCG Ref: APC/2024/012) at 1 Colinta Road, Stuart, approved by the OCG on 8 May 2025.

To accompany the request, we have provided the following supporting documentation:

- **Appendix A** – DA Drawing Package, prepared by TfA Project Group;
- **Appendix B** – Copy of Current Approval.

Subsequent sections of this letter have outlined the extent of the original approval, current approval and the changes proposed as part of this minor change request.

Original Approval (OCG Ref: AP2023/012)

On 24 June 2024, a development approval was granted for a Material Change of use for a medium impact industry, service station, transport depot and office at 1 Colinta Road, Stuart. The original approval supported the following design features:

- Warehouse / Workshop building, comprising a total GFA of approximately 2,953m² and the following individual components:
 - Oil Shed / Warehouse, with associated DG Store, comprising a GFA of approximately 1,488m²;
 - Fabrication Workshop, comprising a GFA of approximately 504m²;
 - Truck workshop, with associated wash bay, comprising a GFA of approximately 960m²;
- Office Building comprising a GFA of approximately 588m²;
- Truckstop, comprising:
 - Retail Building, comprising a GFA of approximately 252m²;
 - Truck Refuelling Canopy, comprising 5 bowsers, with 4 refuelling bays;
- 68 Light vehicle spaces and 22 Heavy vehicle spaces;

The currently approved layout is shown in Figure 1.

Change Application (OCG Ref: AP2024/012)

On 8 May 2025, a change application was granted to permit the staging of the approved development, comprising:

- a) Stage 1 – office, service station
- b) Stage 2 – medium impact industry, transport depot.



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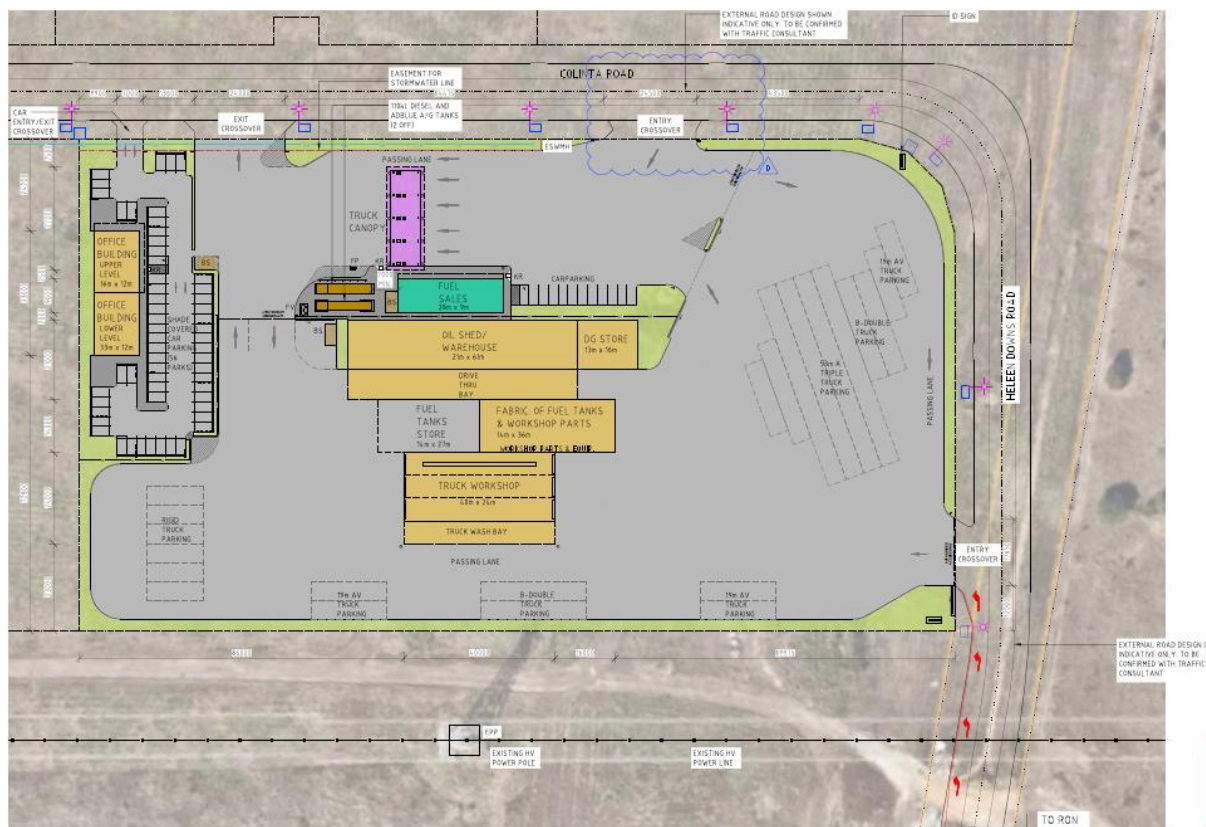


Figure 1: Approved Site Layout (TfA Drg. 23043-D02_D)

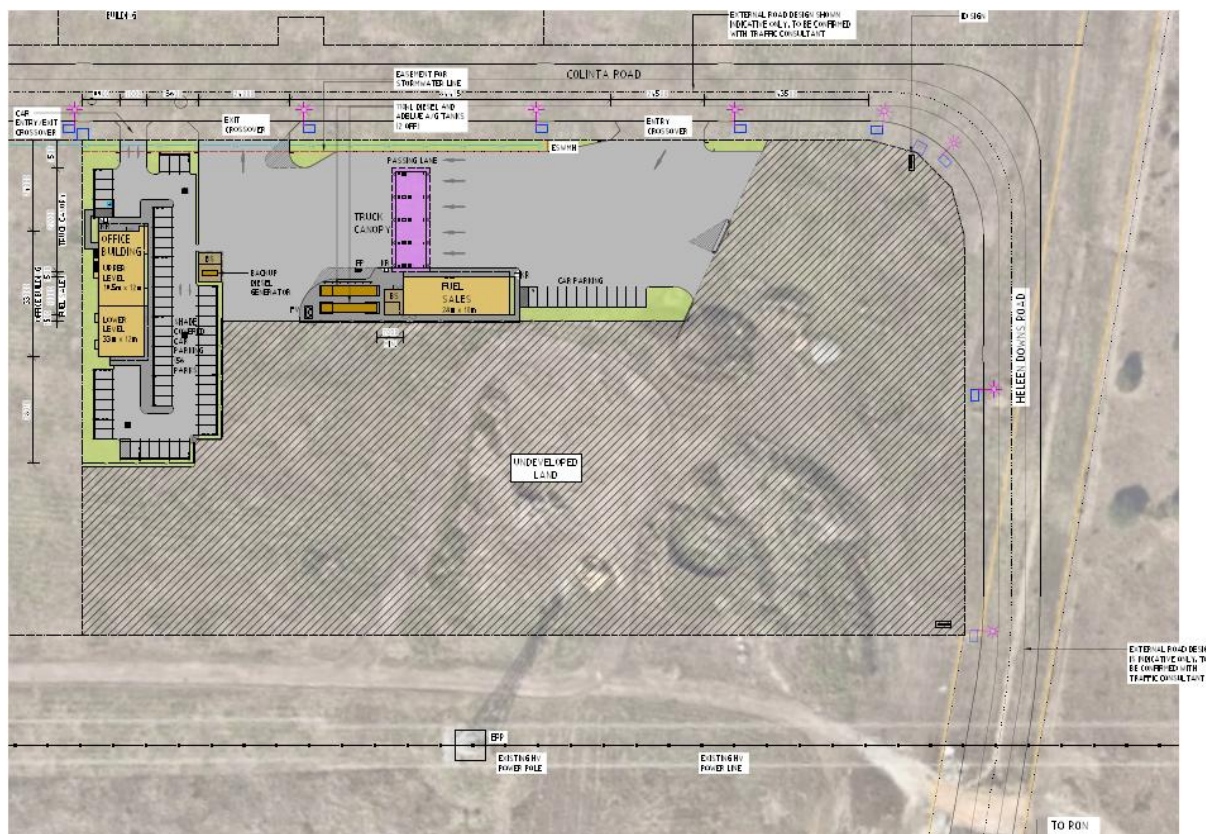
Proposed Changes

The minor change will reflect a modification only to stage 1, with stage 2 remaining as currently approved.

The full extent of changes comprises of the following:

- Office building
 - Increase in upper-level GFA from 192m² to 234m²
 - Increase to northern boundary setback to meet fire separation requirements and add an external fire stairwell
 - General rearrangement to the car park, resulting in the loss of 1 x carparking space (Total 55 car parking spaces)
- Service Station
 - Increase to GFA from 252m² to 280m²
 - Changes/updates to external finishes fuel sales
- Miscellaneous
 - Establishment of a backup diesel generator

An extract of the proposed amended layout of stage 1 is provided within Figure 2 on the following page.



PROPOSED WORKSHOP ELEVATIONS	TFA Project Group	23043-D07	13.11.23	B
PROPOSED RETAIL STORE FLOOR PLAN	TFA Project Group	23043-D08	13.11.23 10.02.26	B F
PROPOSED RETAIL STORE ELEVATIONS	TFA Project Group	23043-D09	13.11.23 10.02.26	B E
TRUCK CANOPY FLOOR PLAN	TFA Project Group	23403 23043-D10	23.11.23	C
TRUCK CANOPY ELEVATIONS	TFA Project Group	23403 23043-D11	23.11.23	C
SITE SIGNAGE PLAN	TFA Project Group	23043-D12	26.09.24 10.02.26	E F
CONCEPTUAL LANDSCAPE PLAN	TFA Project Group	23043-D13	26.09.24 10.02.26	E F
TRUCK TURNING PATH B-DOUBLE	TFA Project Group	23043-D14	26.09.24 10.02.26	E G
TRUCK TURNING PATH A-TRIPLE	TFA Project Group	23043-D15	26.09.24 10.02.26	E J
TRUCK TURNING PATH AV TANKER & SITE CIRCULATION	TFA Project Group	23043-D16	26.09.24 10.02.26	E G
SITE PERSPECTIVES	TFA Project Group	23043-D17	23.11.23 10.02.26	E G
SITE PERSPECTIVES	TFA Project Group	23043-D18	23.11.23 10.02.26	E G
CONCEPT STORMWATER MANAGEMENT PLAN	TFA Project Group	23043-D19A	23.09.24	A
CONCEPT STORMWATER MANAGEMENT PLAN	TFA Project Group	23043-D19B	23.09.24	A
SITE BASED STORMWATER QUALITY MANAGEMENT PLAN Port Access – Cleveland Bay	TFA Project Group		23.09.24	C

Townsville State Development Area Development Scheme Requirements

The following extract from Schedule 1 of the Townsville State Development Area Development Scheme (Development Scheme) provides an assessment against the proposed change to the approval with the requirements for a change to be considered a minor change:

Schedule 2 Definition	Comment
<i>“A minor change means</i>	
<i>(b) in relation to an SDA approval, a change that the Coordinator-General considers does not substantially alter the original SDA approval in a way that would:</i>	While not directly defined under the development scheme, it is understood that the Coordinator General relies on the definition of Substantially Different Development under the DA Rules. A review of the proposed change in relation to the substantially different development test is outlined in subsequent sections of this letter.
<i>(i) result in a substantially different development, for example:</i>	
<i>A. involves a use that is different to the approved use or</i>	If the approved development (OCG Ref: APC/2024/012) with the proposed changes were applied for today, it is not anticipated that it would cause a request for additional information from the Coordinator General or a referral entity. Prior to lodgement, discussions were held with Townsville City Council, who confirmed no concerns with the proposed changes.
<i>B. results in different or additional impacts that have not been assessed as part of the process to gain the original SDA approval or</i>	
<i>(ii) if the proposed change would have been included in the process to gain the original SDA approval – have caused:</i>	As per above. Council has formally agreed that the change is minor and has no objection to the proposed changes.
<i>A. the Coordinator-General or a referral entity to request additional information about the change</i>	
<i>B. a referral entity to make or alter a referral entity submission about the change unless the</i>	

Schedule 2 Definition	Comment
<i>referral entity agrees in writing that the change is minor or</i>	
<i>C. substantially alters any other matter of the original SDA approval."</i>	The approval, as it currently stands, is substantially the same as the existing, with the exception of only minor alterations to the GFA of the site and layout. The proposed changes are therefore considered to generally reflect the existing approval.

Development Assessment Rules – Substantially different development

The following extract from Schedule 1(4) of the Development Assessment Rules made under section 68(1) of the *Planning Act 2016*, provides classifications as to what may be considered substantially different development when changing approvals.

In support of the proposal being considered a minor change and not substantially different development as per the Development Assessment Rules, the following points are made:

Section 68	Comment
<i>"A change may be considered to result in a substantially different development if any of the following apply to the proposed change:</i>	
• <i>involves a new use; or</i>	No new use is proposed as a result of this change.
• <i>results in the application applying to a new parcel of land; or</i>	No additional parcel of land is being applied to as a result of this change.
• <i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	No change to the currently approved built form is proposed as a result of this change.
• <i>changes the ability of the proposal to operate as intended; or</i>	The proposed change will not impact the original intent of the site as to provide medium impact industry, service station, transport depot and office uses. The change in GFA does not impact the site's ability to operate its approved uses.
• <i>removes a component that is integral to the operation of the development; or</i>	No integral components of the development are being removed as a result of the proposed change.
• <i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The approved scale of the development is unchanged as a result of this change application. The only change to the site's trafficability is the removal of one car parking space. However, the site still provides 67, exceeding the required 37 under the parking rate. The proposed changes are not considered as traffic-generating to the site's operations.
• <i>introduces new impacts or increases the severity of known impacts; or</i>	No change to the intensity of the approved development is proposed as a result of this change.
• <i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	No incentive or offset component is being removed as a result of this change.
• <i>impacts on infrastructure provision."</i>	The GFA of the existing premises has increased negligibly from 4,440m ² to 4,511m ² .

On the above grounds, it is considered that the proposed changes would be considered a minor change.

Please contact myself on (07) 3854 2909 or via email at jacob.mcrae@tfa.com.au should you require any additional information or have any questions in relation to the above.

Kind Regards,



Tina Berg
Graduate Town Planner
BA, MPLAN (Hons)
For and on behalf of TfA Project Group

Reviewed by,



Jacob McRae
Senior Town Planner
BRTP, MPIA
For and on behalf of TfA Project Group

Decision notice

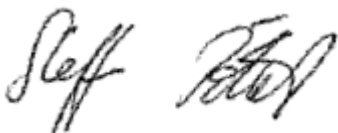
Application details:

Application type	Change application for an SDA approval for a material change of use for medium impact industry, service station, transport depot and office
Reference #	APC2024/012
Proponent	Port Access Pty Ltd
Land subject of the change application for an SDA approval	1 Colinta Road, Stuart (Lot 21 on SP341874)
State development area	Townsville State Development Area
Decision date	8 May 2025
Approvals to which this decision relates	AP2023/012
Currency period	24 June 2028

Decision details:

In accordance with section 84E and 84F of the *State Development and Public Works Organisation Act 1971*, the Coordinator-General has decided to **approve with conditions** all of the above change application for an SDA approval for medium impact industry, service station, transport depot and office in the Townsville SDA.

The conditions attached to this SDA approval supersede all previous conditions.



Steffen Poetzsch
A/Assistant Coordinator-General
Industry and Infrastructure Development
(as delegate of the Coordinator-General)

SDA approval – conditions

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.	<i>To be maintained at all times</i>

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date	Revision
PROPOSED SITE PLAN	TFA Project Group	23043-D02	26.09.24	D
PROPOSED SITE PLAN STAGE 1	TFA Project Group	23043-D02A	26.09.24	B
PROPOSED SITE PLAN STAGE 2	TFA Project Group	23043-D02B	26.09.24	B
PROPOSED SITE ELEVATIONS	TFA Project Group	23043 D03	23.11.23	C
PROPOSED SITE ELEVATIONS STAGE 1	TFA Project Group	23043 D03A	06.09.24	A
PROPOSED SITE ELEVATIONS STAGE 2	TFA Project Group	23043 D03B	06.09.24	A
OFFICE BUILDING – CONCEPT FLOORPLAN	TFA Project Group	23403 D04	13.02.24	D
PROPOSED OFFICE BUILDING FLOOR PLAN ELEVATIONS	TFA Project Group	23043 D05	13.11.23	B
PROPOSED WORKSHOP FLOOR PLAN	TFA Project Group	23043 D06	13.11.23	B
PROPOSED WORKSHOP BUILDING ELEVATIONS	TFA Project Group	23043 D07	13.11.23	B
PROPOSED RETAIL STORE FLOOR PLAN	TFA Project Group	23043 D08	13.11.23	B
PROPOSED RETAIL STORE ELEVATIONS	TFA Project Group	23043 D09	13.11.23	B
TRUCK CANOPY FLOOR PLAN	TFA Project Group	23403 D10	23.11.23	C
TRUCK CANOPY ELEVATIONS	TFA Project Group	23403 D11	23.11.23	C
SITE SIGNAGE PLAN	TFA Project Group	23043–D12	26.09.24	C
CONCEPTUAL LANDSCAPE PLAN	TFA Project Group	23043–D13	26.09.24	C
TRUCK TURNING PATH B-DOUBLE	TFA Project Group	23043–D14	26.09.24	C
TRUCK TURNING PATH A-TRIPLE	TFA Project Group	23043–D15	26.09.24	E
TRUCK TURNING PATH AV TANKER & SITE CIRCULATION	TFA Project Group	23043-D16	26.09.24	C
SITE PERSPECTIVES	TFA Project Group	23043 D17	23.11.23	C
SITE PERSPECTIVES	TFA Project Group	23043 D18	23.11.23	C
CONCEPT STORMWATER MANAGEMENT PLAN – STAGE 1	TFA Project Group	23043-D19A	23.09.24	A

CONCEPT STORMWATER MANAGEMENT PLAN – STAGE 2	TFA Project Group	23043-D19B	23.09.24	A
SITE BASED STORMWATER QUALITY MANAGEMENT PLAN Port Access – Cleveland Bay	TFA Project Group		04.10.24	C

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of the development.	<i>Within 30 days of commencement of the relevant stage</i>

Condition 3 – ‘as constructed’ plans		Timing
3.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person. The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1. Plans must be submitted in electronic pdf and shape files.	<i>Prior to commencement of use for each stage of development</i>

Condition 4 - auditing		Timing
4.1	Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of site works and within 30 business days after commencement of development. The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. An audit report will contain detail consistent with the information provided in Enclosure 1.	<i>As indicated for each stage of development</i>
4.2	An audit report is to contain detail consistent with the information provided in Enclosure 1 .	<i>As indicated</i>

Condition 5 - inspection		Timing
5.1	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 6 – restriction of use		Timing
6.1	a) The office is only permitted to operate as an ancillary office component of the development. b) The ancillary office component of the development is not permitted to operate independently of the medium impact industry, transport depot and service station uses. Note: - Any use outside of these definitions will require a new Material Change of Use application. - This condition does not restrict the staging of the development, as stipulated within condition 30 of this approval	<i>At all times</i>

Condition 7 - infrastructure contributions or infrastructure agreement		Timing
7.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges.	<i>Prior to commencement of use for each stage of development</i>

Condition 8 – waste management		Timing
8.1	The development must reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
8.2	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>
8.3	Provide bulk refuse facilities for the site. The bulk refuse facility must: 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 ongoing</i>

Condition 9 – hazardous materials		Timing
9.1	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 <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
9.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 10– complaints		Timing
10.1	Record all complaints received relating to the development in a register that includes, as a minimum: a) date and time when complaint was received; b) complainant's details including name and contact; c) information d) reasons for complaint; e) investigations undertaken and conclusions formed; f) actioned taken to resolve this complaint, including the time taken to implement these actions; g) include a notation to the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.	<i>At all times</i>
10.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
10.3	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

10.4	a) In the event a complaint is received in relation to odour or air contamination, the developer / operator must engage a suitably qualified consultant to undertake an assessment addressing odour and/or air quality emanating from the site for this use in accordance with the provisions of the <i>Environmental Protection Act 1994</i>. The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations for odour and air attenuation measures. b) The developer / operator must provide a copy of the report to Townsville City Council and the Coordinator-General and undertake any works within 3 months of supplying the report.	<i>At all times</i>
10.5	a) In the event a complaint is received in relation to noise from the operation of the site, the developer / operator must engage a suitably qualified consultant to undertake an assessment addressing noise emanating from the site for this use in accordance with the provisions of the <i>Environmental Protection Act 1995</i>. The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations of noise mitigation measures. b) The developer / operator must provide a copy of the report to Townsville City Council and the Coordinator-General and undertake any works within 3 months of supplying the report.	<i>At all times</i>

Condition 11 – air contaminants		Timing
11.1	Materials that are capable of generating air contaminants must be wholly enclosed in storage bins.	<i>At all times</i>
11.2	All external areas containing storage bins in accordance with condition 11.1 must be sealed (impervious).	<i>Prior to the commencement of use and to be maintained</i>

Condition 12 – services and utilities		Timing
12.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
12.2	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. Privately owned pressure sewer equipment must be installed and is to generally consist of a suitably sized tank with 36-hour storage capacity, a positive displacement or 2-stage centrifugal grinder pump with minimum 1.75L/s flow rate up to approximately 38m 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.	<i>Prior to commencement of the use for each stage of development</i>

	<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>	
12.3	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 building fire systems must comply with relevant building codes and standards.</i>	<i>Prior to commencement of the use for each stage of development</i>
12.4	Electricity and telecommunications must be provided to the premise in accordance with the works code of the Townsville City Plan.	<i>Prior to commencement of the use for each stage of development</i>
12.5	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 commencement of the use for each stage of development and to be maintained</i>

Condition 13 - vehicle parking		Timing
13.1	All parking is to occur on site.	<i>At all times</i>

Condition 14 – vehicle crossovers		Timing
14.1	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>To be maintained during the development</i>

Condition 15 – state controlled road		Timing
15.1	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>
15.2	All works, buildings, structure, services and utilities within the state-controlled road reserve must be consistent with, and must not compromise, future upgrades of State transport infrastructure.	<i>At all times</i>
15.3	Dust or debris must not enter the state-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 16 – external details		Timing
16.1	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practise.	<i>To be maintained</i>
16.2	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.	<i>Prior to commencement of use and to be maintained</i>

Condition 17 – landscaping		Timing
17.1	Prepare a Landscape Plan (by a suitably qualified person) ensuring the following: a) The landscape plan must be prepared in accordance with Part 9.3.3 Landscape code of the Townsville City Plan. b) Landscape design plans must include the entire site, including the road reserve, with staging identified. c) Landscaping must be constructed in accordance with the approved landscaping plan(s) and constructed to the relevant standards in accordance with relevant code/s and policy direction. d) Street trees on frontage/s of Lot 21, as set out in the Landscape code and associated policies. The preferred species for this location is Grevillea baileyana for the Helen Downs Road frontage and Phyllanthus cuscutiflorus for Colinta Road frontage. e) Root barrier or other mechanical protection must be installed where sewer infrastructure is located in the road reserve adjacent to street trees. The root barrier must be installed approximately 700mm from centre of trunk (toward the sewer) and must extend 1.5m either side of trunk centre (parallel to the sewer alignment). <i>Note – Street tree locations must not impact on vehicle movements.</i>	<i>Prior to the commencement of the construction and to be maintained</i>
17.2	Implement the works in the landscape plan identified in 17.1.	<i>Prior to the commencement of the construction and to be maintained</i>
17.3	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 18 – safety and crime prevention		Timing
18.1	Install adequate fencing and signage to warn the public of operations and safety hazards	<i>Prior to the commencement of use and to be maintained</i>
18.2	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 the commencement of use and to be maintained</i>

Condition 19 - construction management plan		Timing
19.1	Prepare a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following: a) employee and visitor parking areas, as outlined in the approved plans 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	<i>Prior to the commencement of construction</i>

	f) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	
19.2	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>
19.3	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 the site works phase</i>
19.4	Dust or debris must not enter the State-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 20 – erosion and sediment control plan		Timing
20.1	a) A soil erosion and sediment control (SESC) plan must be prepared by a suitably qualified professional and submitted to Townsville City Council for approval, with the proposed SESC measures to be 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 SESC measures will achieve the erosion and sediment control design objectives specified in Appendix 2, Table A of the State Planning Policy 2017. b) Prescribed water contaminants (as defined in the Environmental Protection Act 1994) 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>Prior to the commencement of site works and to be maintained during the site works phase</i>
20.2	Undertake all works generally in accordance with the approved erosion and sediment control plan referenced in condition 20.1 which must be current and available on site at all times during the construction period.	<i>As indicated</i>

Condition 21 – potential contamination		Timing
21.1	Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.	<i>At all times</i>
21.2	Roof water is piped away from areas of potential contamination.	<i>At all times</i>

Condition 22 – stormwater quality		Timing
22.1	Design and implement stormwater quality devices that achieve the pollutant reduction targets specified in the Townsville City Plan.	<i>Prior to the commencement of the use for each stage of development and maintained at all times</i>

22.2	Implement the stormwater management plan titled “Site Based Stormwater Quality Management Plan” prepared by TfA Project Group Revision B dated 4 October 2024 and referenced in Table 1 – approved plans and documents.	<i>At all times</i>
22.3	An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater quality devices achieve the prescribed outcomes in accordance with the above condition.	<i>Prior to the commencement of use for each stage of development</i>

Condition 23 – stormwater drainage		Timing
23.1	The development is required to achieve no-worsening and no-actionable nuisance in term 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>
23.2	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
23.3	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
23.4	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual and the healthy waters code of the Townsville City Plan.	<i>Prior to the commencement of use</i>
23.5	Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced RPEQ that stormwater drainage achieves the prescribed outcomes in accordance with the healthy waters code of the Townsville City Plan. Note: Certification must reference SDA approval number APC2024/012 and be provided to: Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au	<i>Prior to commencement of use for each stage of development</i>

Condition 24 - repair of damage		Timing
24.1	Repair any property fencing, roads, 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 development and ongoing</i>

Condition 25 – storage		Timing
25.1	Goods, equipment, packaging material or machinery must not be stored or left exposed within the first 20m of all front boundaries, excluding truck parking bays.	<i>Prior to commencement of development and ongoing</i>

Condition 26 – fire fighting		Timing
26.1	The development must be provided with an adequate and accessible supply of water for firefighting purposes. <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>	<i>Prior to commencement of development and ongoing</i>

Condition 27 – spillage control		Timing
27.1	The developer must ensure that all necessary steps are taken to ensure that the refuelling of the service station via tank vehicle etc. meets all relevant standards including but not limited to safety and environmental.	<i>Prior to commencement of stage 1 and ongoing</i>

Condition 28 – lighting		Timing
28.1	Provide external lighting sufficient to provide safe ingress and egress for site users.	<i>Prior to the commencement of use for each stage of development and to be maintained</i>
28.2	Outdoor lighting must be provided in accordance with AS1158.1:2005 – Lighting for Roads and Public Spaces.	<i>Prior to the commencement of use for each stage of development and to be maintained</i>
28.3	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 for each stage of development and to be maintained</i>

Condition 29 – minimum floor level		Timing
29.1	Floor levels must achieve the following flood immunities: a) floor levels of all rooms are above the defined flood event level of a 1% AEP Defined Inundation event accordance with the Townsville City Plan. <i>Note: Documentation from a RPEQ is to be submitted to a building certifier identifying required minimum floor height of all rooms to achieve storm tide/floor immunity prior to the issuing of a Development Permit for Building Works for each stage of the development.</i>	<i>Prior to commencement of use for each stage of development and to be maintained</i>

Condition 30 – staging		Timing
30.1	The development is approved to be constructed and operated over two stages in accordance with the sequence of staging indicated in the approved plans and documents referenced in Table 1 of Condition 1.1, comprising:	<i>As indicated</i>
	a) Stage 1 – office, service station b) Stage 2 – medium impact industry, transport depot.	
30.2	Upon commencement of use for either office or service station as part of stage 1: a) construction of stage 2 (for both uses) must commence within 12 months unless otherwise agreed in writing from the Coordinator-General b) operation of stage 2 (for both uses) must commence within 36 months unless otherwise agreed in writing from the Coordinator-General. <i>Note: A written request may be made to the Coordinator-General to extend timeframes specified by Condition 30.2. A written request must be accompanied by reasons why stage 2 could not be constructed and/or operated in the specified</i>	<i>As indicated</i>

	<i>timeframes and evidence that the proponent has taken the necessary steps to carry out stage 2.</i> <i>A written request does not preclude the Coordinator-General from determining that a change application to an SDA approval is required to specify a different timeframe.</i>	
--	--	--

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the material change of use for medium impact industry, service station, transport depot and office within 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.

Townsville City Council

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.

For non-compliant accepted development, an Operational works application must be submitted to Townsville City Council.

Building Works

A Development Permit for Building Works must be obtained prior to building works commencing on site.

Prior to the issuing of a Development Permit for Building Works, 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

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached in Enclosure 2

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 Townsville City 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.

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.

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, Tourism, Science and Innovation) within 22 business days of the use commencing.

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.

Enclosure 1

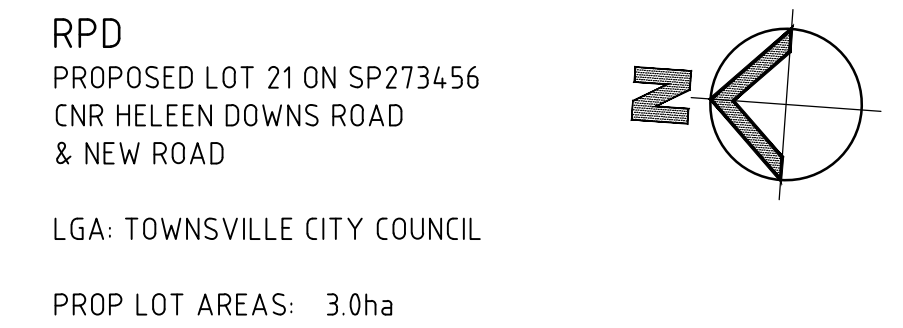
The following information will be required in an audit report:

- 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 auditor 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 Office of the Coordinator-General on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.

Enclosure 2 – Townsville City Council Infrastructure Charges Notice



1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 4394/2/21 REV 'B' DATED 23/06/2023.
2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

BS	BIN STORE - REFER DETAIL DWGS.
EPP	EXISTING POWER POLE - REFER SURVEY PLAN
ESWMH	EXISTING STORMWATER MAIN HOLE
FL	FLOODLIGHT - REFER TO ELECTRICAL CONSULTANTS DWGS.
FP	REMOTE FUEL FILL POINT - REFER FUEL DWGS.
FV	FUEL VENT STACK - REFER FUEL DWGS.
KR	KERB RAMP - REFER TYPICAL DETAILS
	EXISTING ELECTRICAL PILLAR/PITS
	APPROXIMATELY
	EXISTING LIGHT POLES APPROXIMATELY

LANDSCAPE AREA: 3147m² (10%) APPROX.

FUEL SALES:	252m ²
TRUCK CANOPY:	270m ²
OFFICE LOWER:	396m ²
OFFICE UPPER:	192m ²
OIL SHED/	
WAREHOUSE:	1280m ²
DG STORE:	208m ²
FABRIC FUEL	
TANKS &	
WORKSHOP:	504m ²
FUEL TANKS	
STORAGE:	378m ²
TRUCK	
WORKSHOP &	
TRUCK WASH:	960m ²
TOTAL AREA:	<u>6,440m²</u>

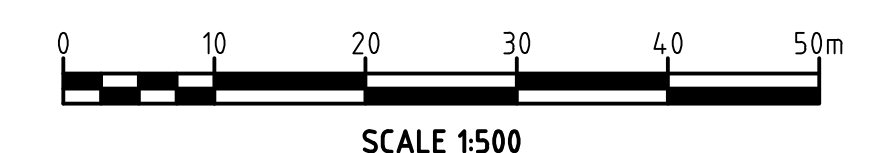
FUEL SALES CAR
PARKING PROVIDED: = 43 CARS

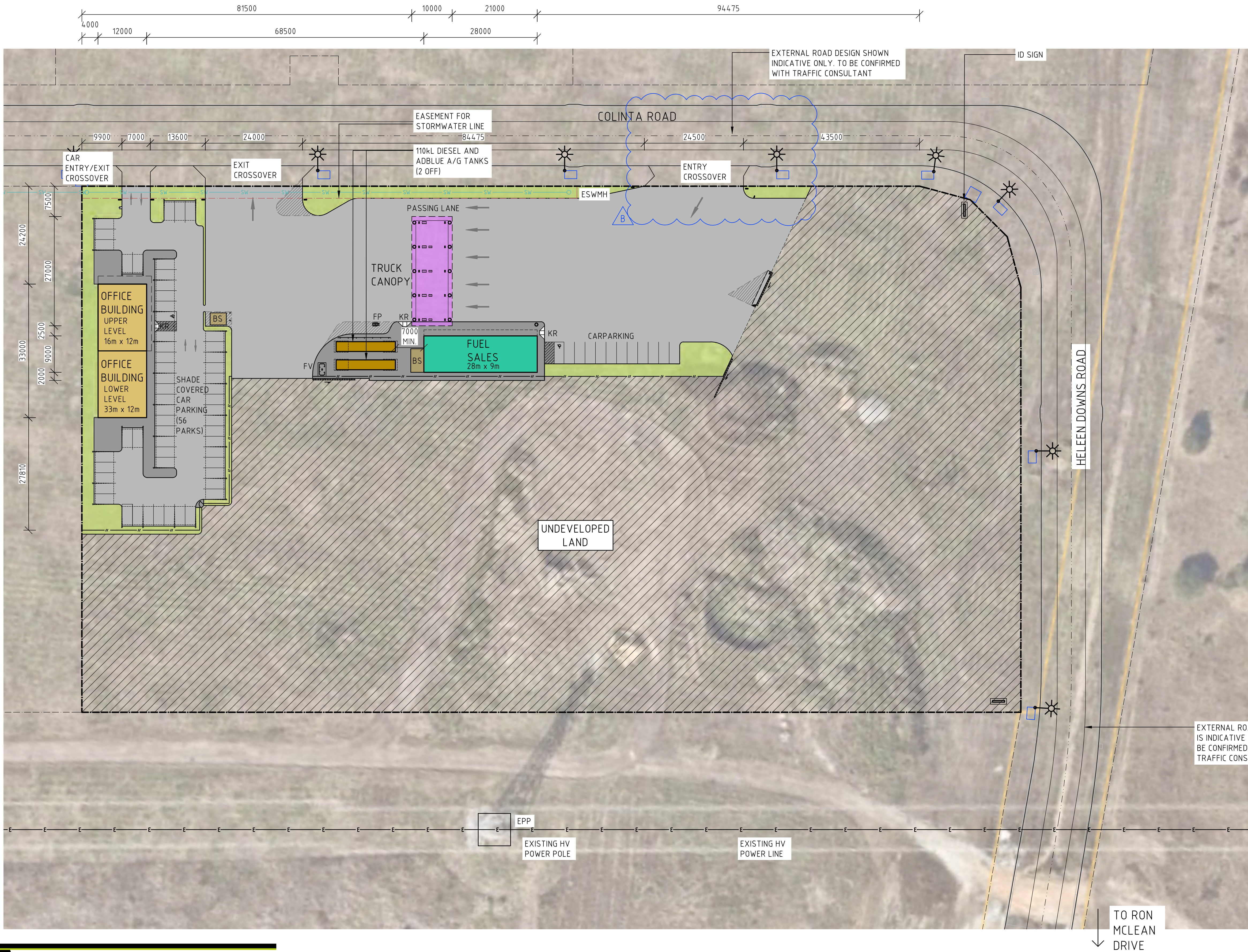
OFFICE CAR
PARKING PROVIDED: = 56 CARS



Queensland
Government

SDA approval: APC2024/012

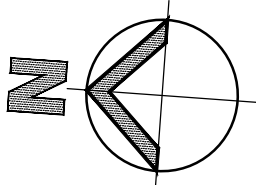




RPD
PROPOSED LOT 21 ON SP273456
CNR HELEEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha



- NOTES
- SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 - FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 - SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

- LEGEND
- BS BIN STORE - REFER DETAIL DWGS.
 - EPP EXISTING POWER POLE - REFER SURVEY PLAN
 - ESWMH EXISTING STORMWATER MAN HOLE
 - FL FLOODLIGHT - REFER TO ELECTRICAL CONSULTANTS DWGS.
 - FP REMOTE FUEL FILL POINT - REFER FUEL DWGS.
 - FV FUEL VENT STACK - REFER FUEL DWGS.
 - KR KERB RAMP - REFER TYPICAL DETAILS
 - EXISTING ELECTRICAL PILLAR/PITS APPROXIMATELY
 - EXISTING LIGHT POLES APPROXIMATELY
 - SECURITY FENCE

BUILDING AREAS

FUEL SALES:	252m ²
TRUCK CANOPY:	270m ²
OFFICE LOWER:	396m ²
OFFICE UPPER:	192m ²
TOTAL AREA:	1,110m ²

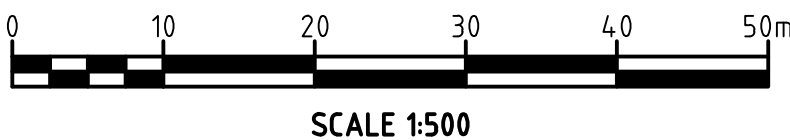
CARPARKING ASSESSMENT

FUEL SALES CAR PARKING PROVIDED:	= 43 CARS
OFFICE CAR PARKING PROVIDED:	= 56 CARS

PLANS AND DOCUMENTS referred to in the SDA APPROVAL



SDA approval: APC2024/012





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OF QUEENSLAND : 4650

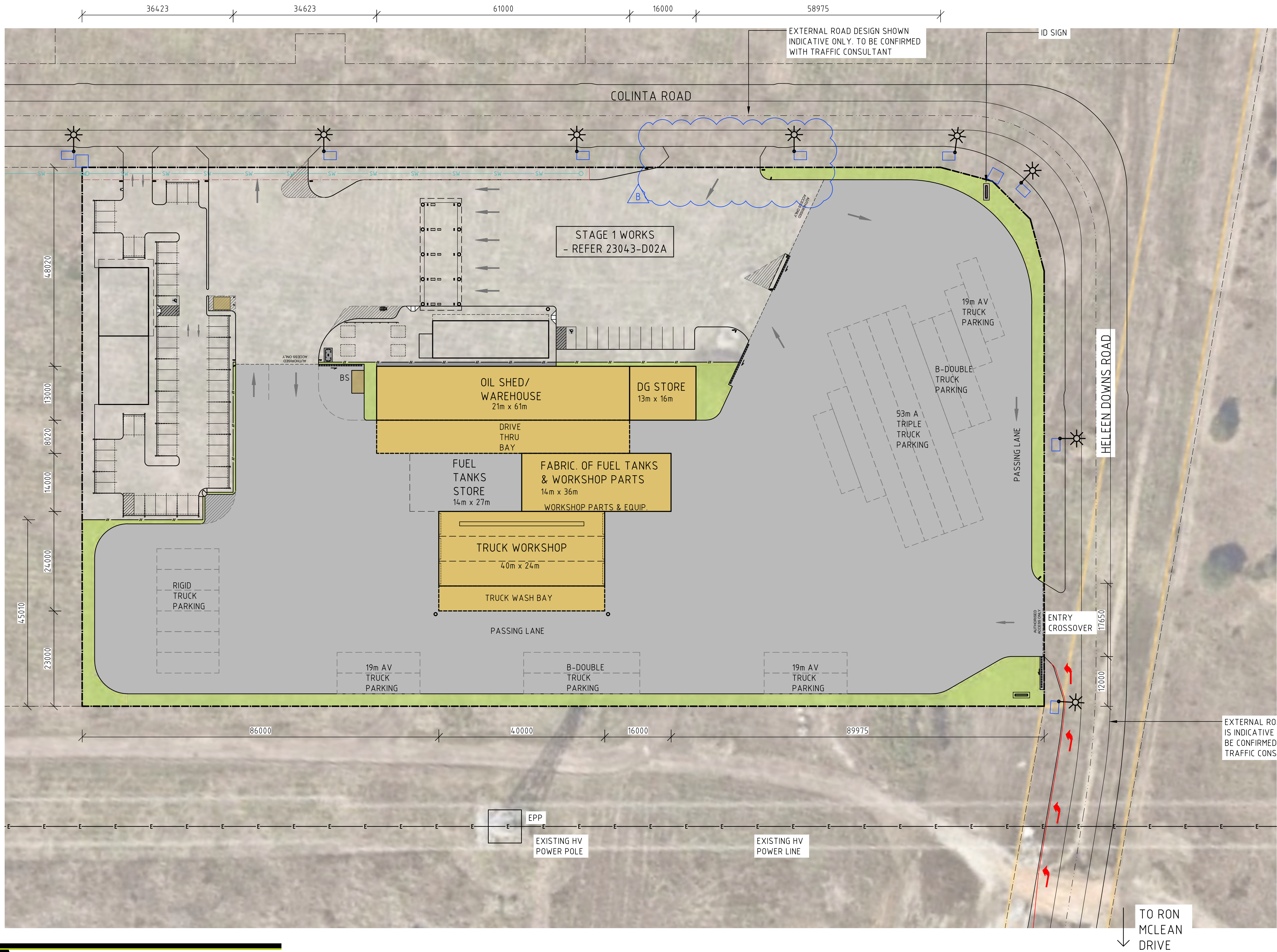
NSW ARCHITECTS
REGISTRATION BOARD : 10787

ARCHITECTS REGISTRATION
BOARD OF VICTORIA : 800738



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PROJECT MANAGERS PLANNERS DESIGNERS ENGINEERS				DRAWING ISSUE APPROVAL				REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS				
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				PROFESSIONAL QUALIFICATION:		B	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED	PDS					DATE CREATED	ORIGINAL SCALE	SHEET			
				SIGNATURE:											05.09.24	1:500	A1			
				DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.												DRAWING NO		REV		
				Head office - Brisbane Ph: 617 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300												23043-D02A			B	



RPD
PROPOSED LOT 21 ON SP273456
CNR HELEEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

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- LEGEND
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 - FV FUEL VENT STACK - REFER FUEL DWGS.
 - KR KERB RAMP - REFER TYPICAL DETAILS
 - EXISTING ELECTRICAL PILLAR/PITS APPROXIMATELY
 - EXISTING LIGHT POLES APPROXIMATELY
 - SECURITY FENCE

DEVELOPMENT ASSESSMENT

TOTAL LANDSCAPE AREA: 3147m² (10%) APPROX.

BUILDING AREAS	
STAGE 1:	
FUEL SALES:	252m ²
TRUCK CANOPY:	270m ²
OFFICE LOWER:	396m ²
OFFICE UPPER:	192m ²
STAGE 1 AREA:	1,110m ²
STAGE 2:	
OIL SHED/ WAREHOUSE:	1280m ²
DG STORE:	208m ²
FABRIC. FUEL TANKS & WORKSHOP:	504m ²
FUEL TANKS:	378m ²
STORAGE:	378m ²
TRUCK WORKSHOP & TRUCK WASH:	960m ²
STAGE 2 AREA:	3,330m ²
TOTAL AREA:	4,440m ²

CARPARKING ASSESSMENT	
FUEL SALES CAR PARKING PROVIDED:	= 43 CARS
OFFICE CAR PARKING PROVIDED:	= 56 CARS

PLANS AND DOCUMENTS referred to in the SDA APPROVAL

SDA approval: APC2024/012



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NSW ARCHITECTS REGISTRATION BOARD : 10787

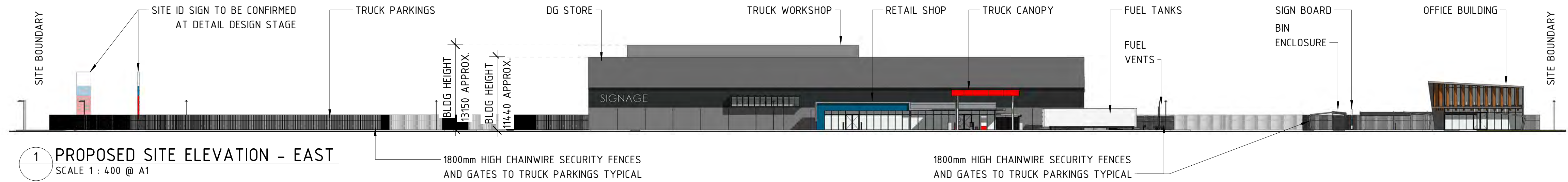
ARCHITECTS REGISTRATION BOARD OF VICTORIA : 800738

PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS

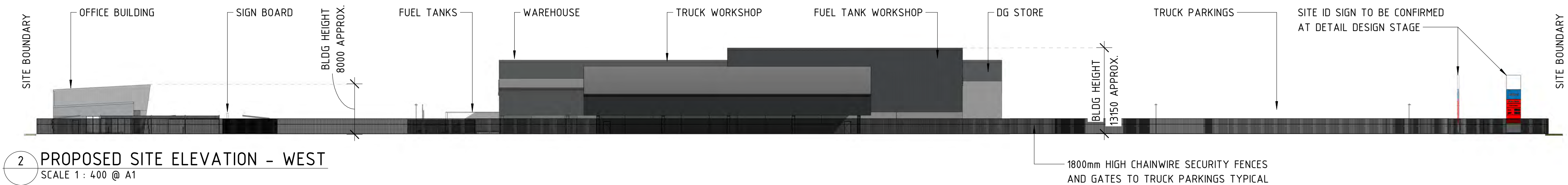
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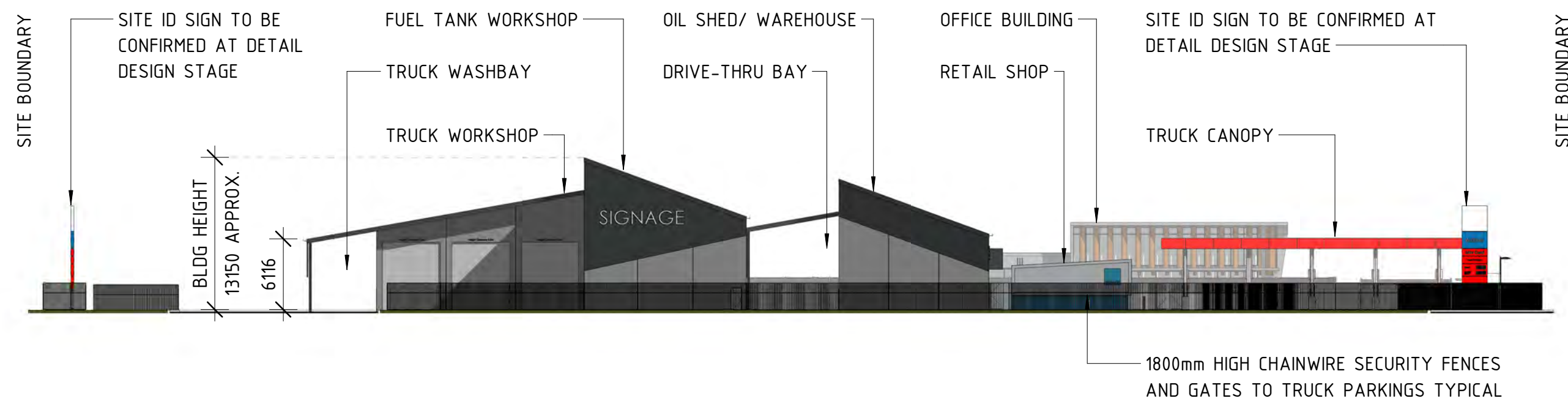
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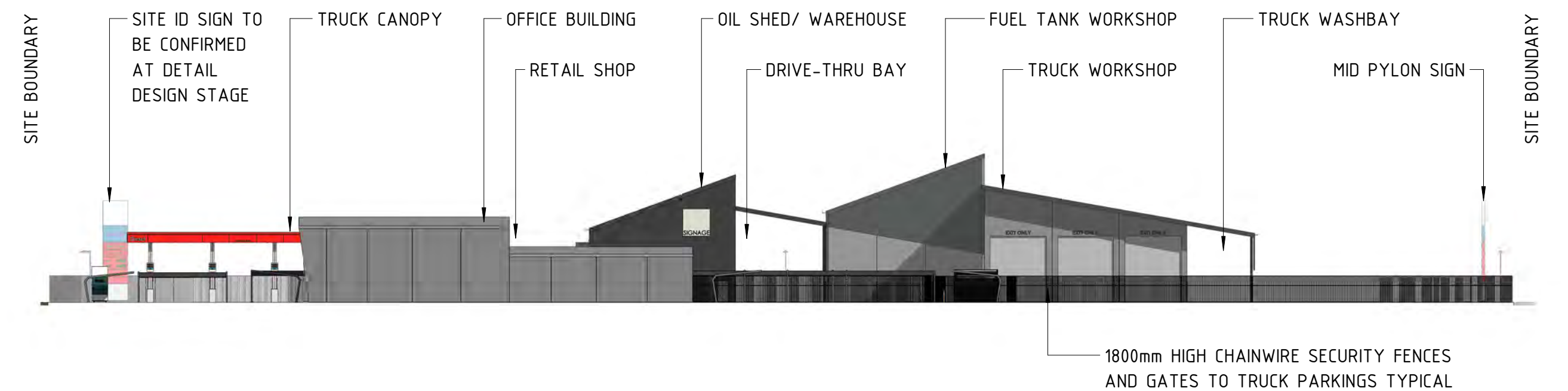
1 PROPOSED SITE ELEVATION - EAST
SCALE 1 : 400 @ A1



2 PROPOSED SITE ELEVATION - WEST
SCALE 1 : 400 @ A1



3 PROPOSED SITE ELEVATION - SOUTH
SCALE 1 : 400 @ A1



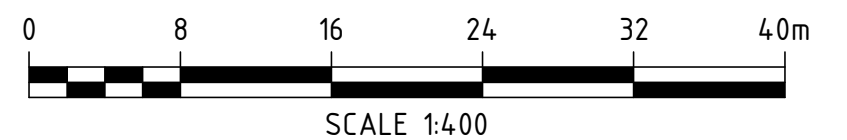
4 PROPOSED SITE ELEVATION - NORTH
SCALE 1 : 400 @ A1

PLANS AND DOCUMENTS
referred to in the
SDA APPROVAL

SDA approval: APC2024/012



NOTE:
COLOURS, FINISHES AND SIGNAGE SHOWN INDICATIVE.
TO BE CONFIRMED AT DETAIL DESIGN STAGE.





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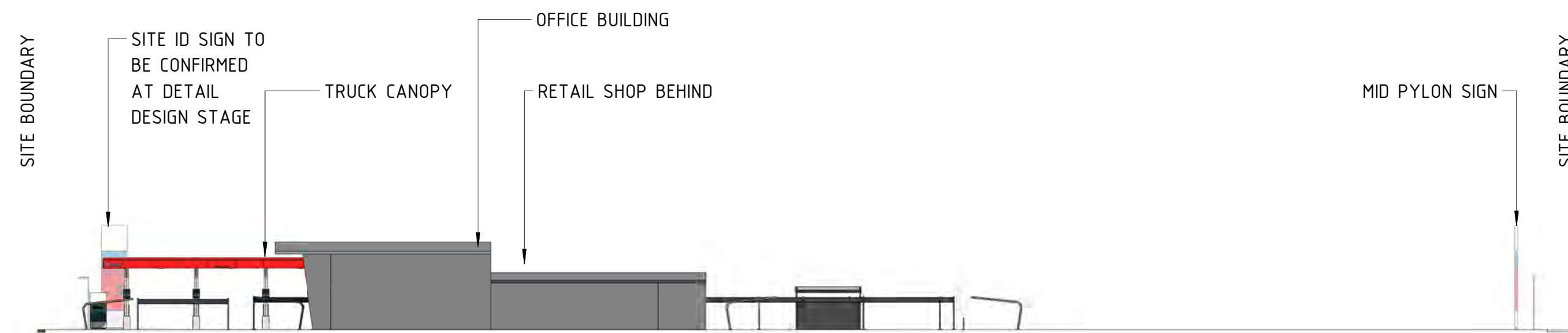
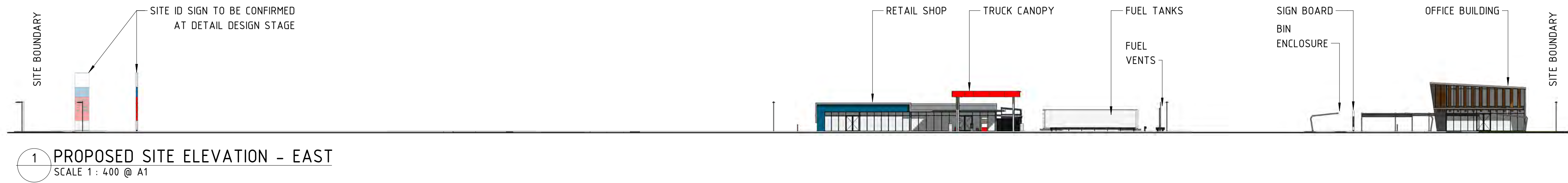
BOARD OF ARCHITECTS OF QUEENSLAND: 4650

NSW ARCHITECTS REGISTRATION BOARD: 10787

ARCHITECTS REGISTRATION BOARD OF VICTORIA : 800738

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	SIGNATURE:			C	23.11.23	DGC	ISSUED FOR INFORMATION					DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.				
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	166 Knapp Street, Fortitude Valley QLD 4006 Australia						23043					D03				
	Email: enquiry@tfa.com.au			Aust Wide: 1300 794 300								C				



3 PROPOSED SITE ELEVATION - SOUTH
SCALE 1 : 400 @ A1

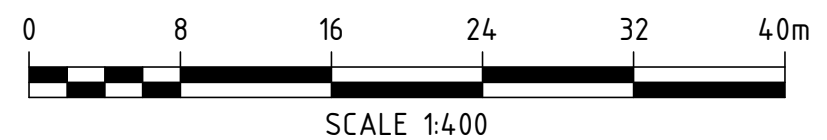
4 PROPOSED SITE ELEVATION - NORTH
SCALE 1 : 400 @ A1

PLANS AND DOCUMENTS
referred to in the
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NOTE:
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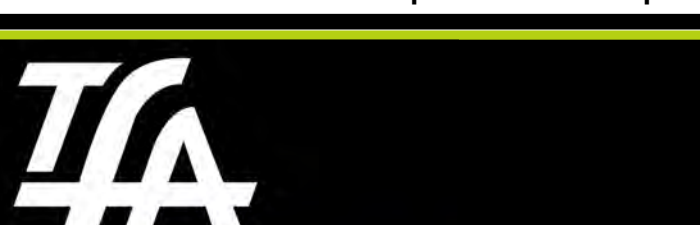
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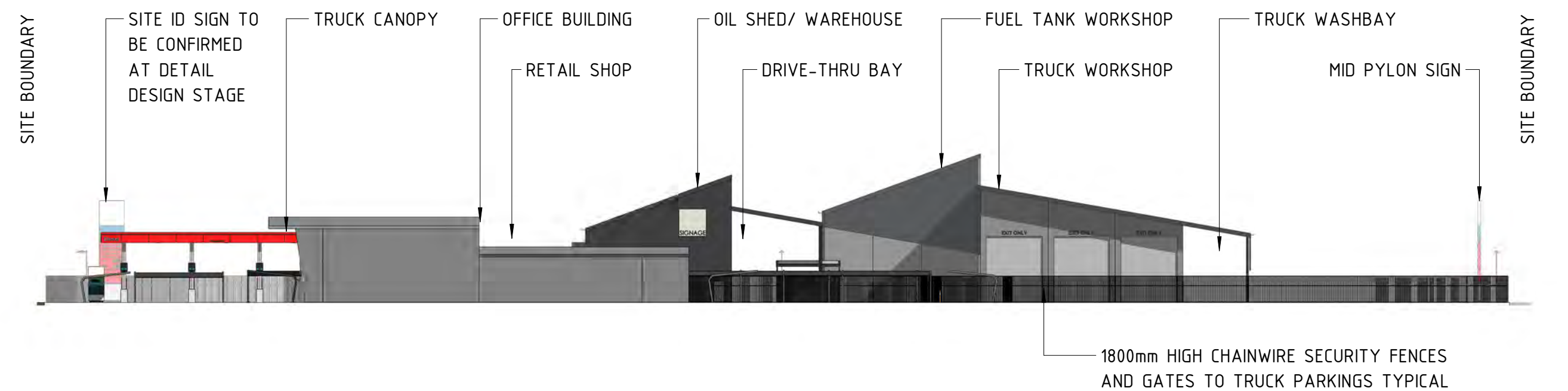
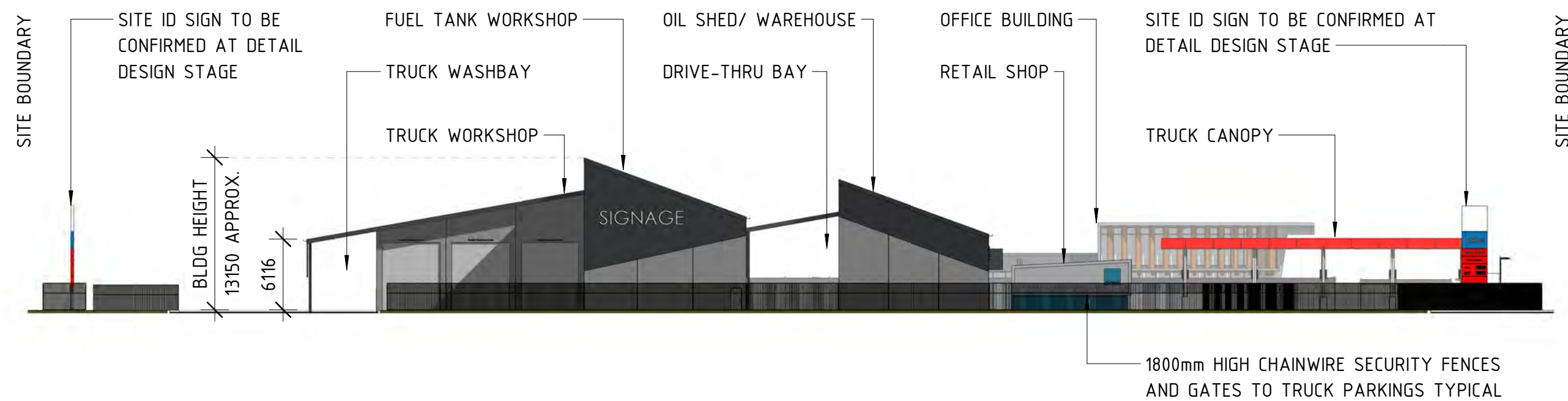
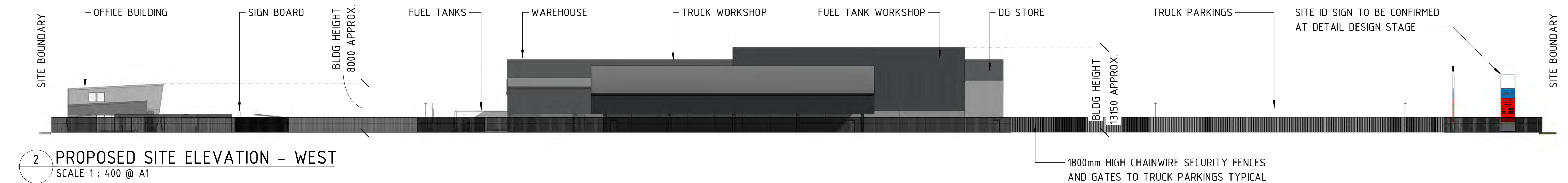
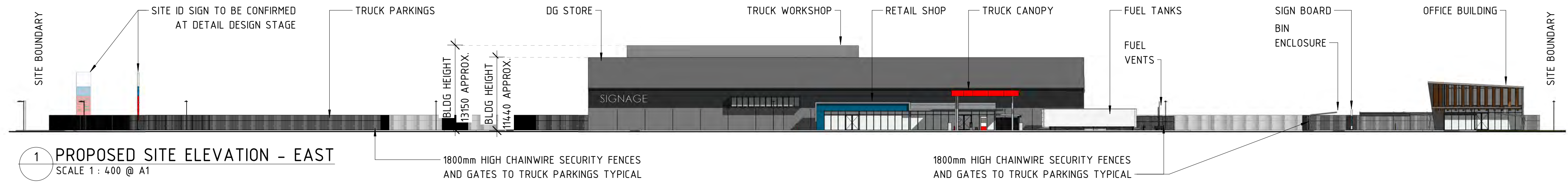
BOARD OF ARCHITECTS OF QUEENSLAND: 4650

NSW ARCHITECTS REGISTRATION BOARD: 10787

ARCHITECTS REGISTRATION BOARD OF VICTORIA : 800738

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				SIGNATURE:										at: LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOENSVILLE, QLD, 4811				ORIGINAL SCALE 1 : 400				
				Head office - Brisbane		Ph: 61 7 3854 2900														SHEET A1		
				166 Knapp Street, Fortitude Valley QLD 4006 Australia																DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
				Email: enquiry@tfa.com.au		Aust Wide: 1300 794 300										DRAWING NO		REV				
																23043		D03A				
																		A				



3 PROPOSED SITE ELEVATION - SOUTH
SCALE 1 : 400 @ A1

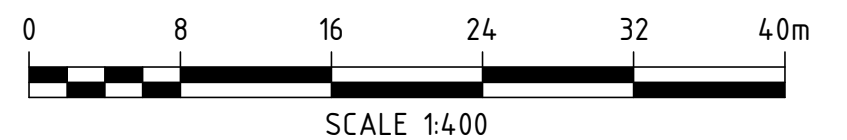
4 PROPOSED SITE ELEVATION - NORTH
SCALE 1 : 400 @ A1

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NOTE:
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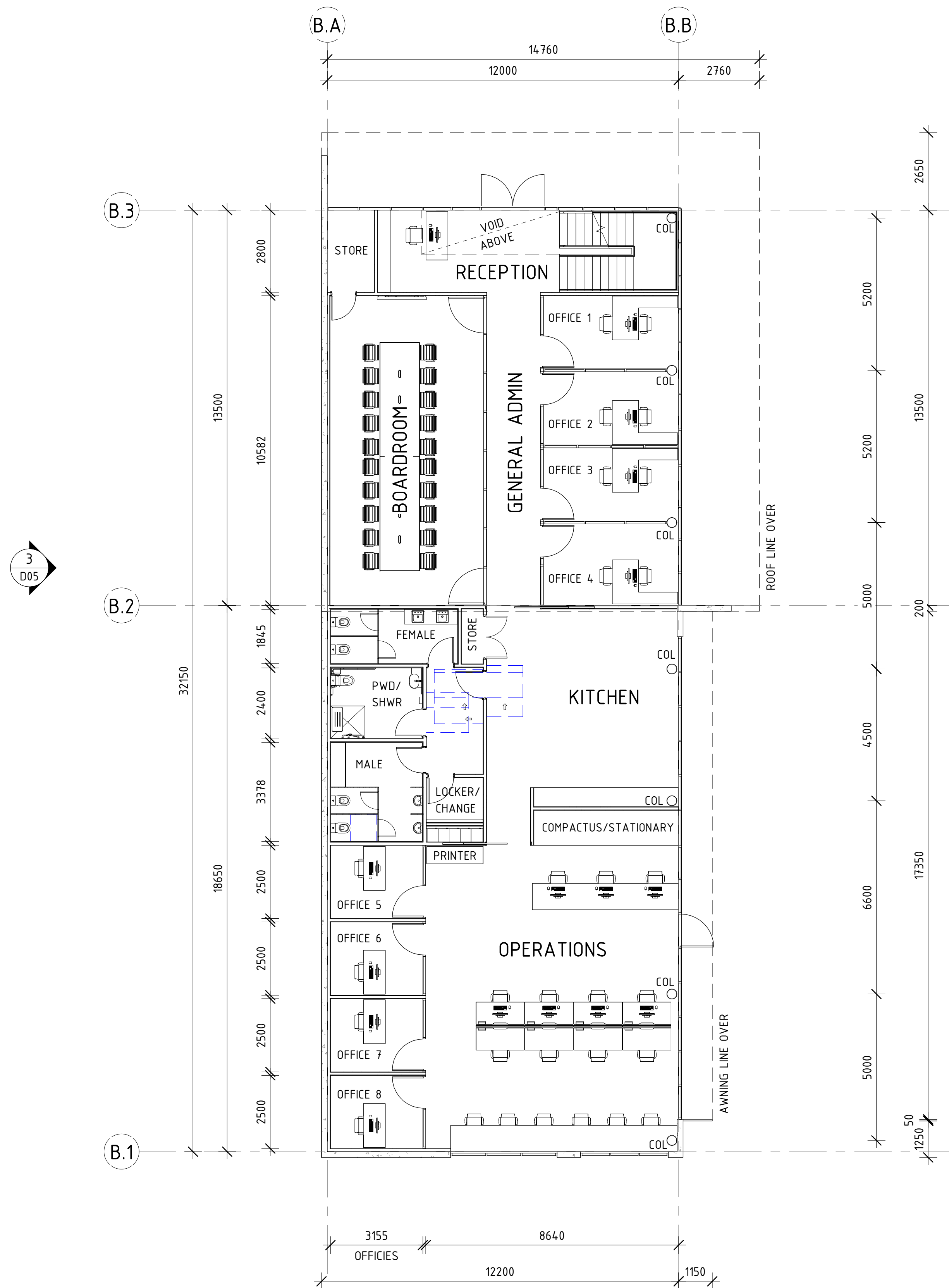
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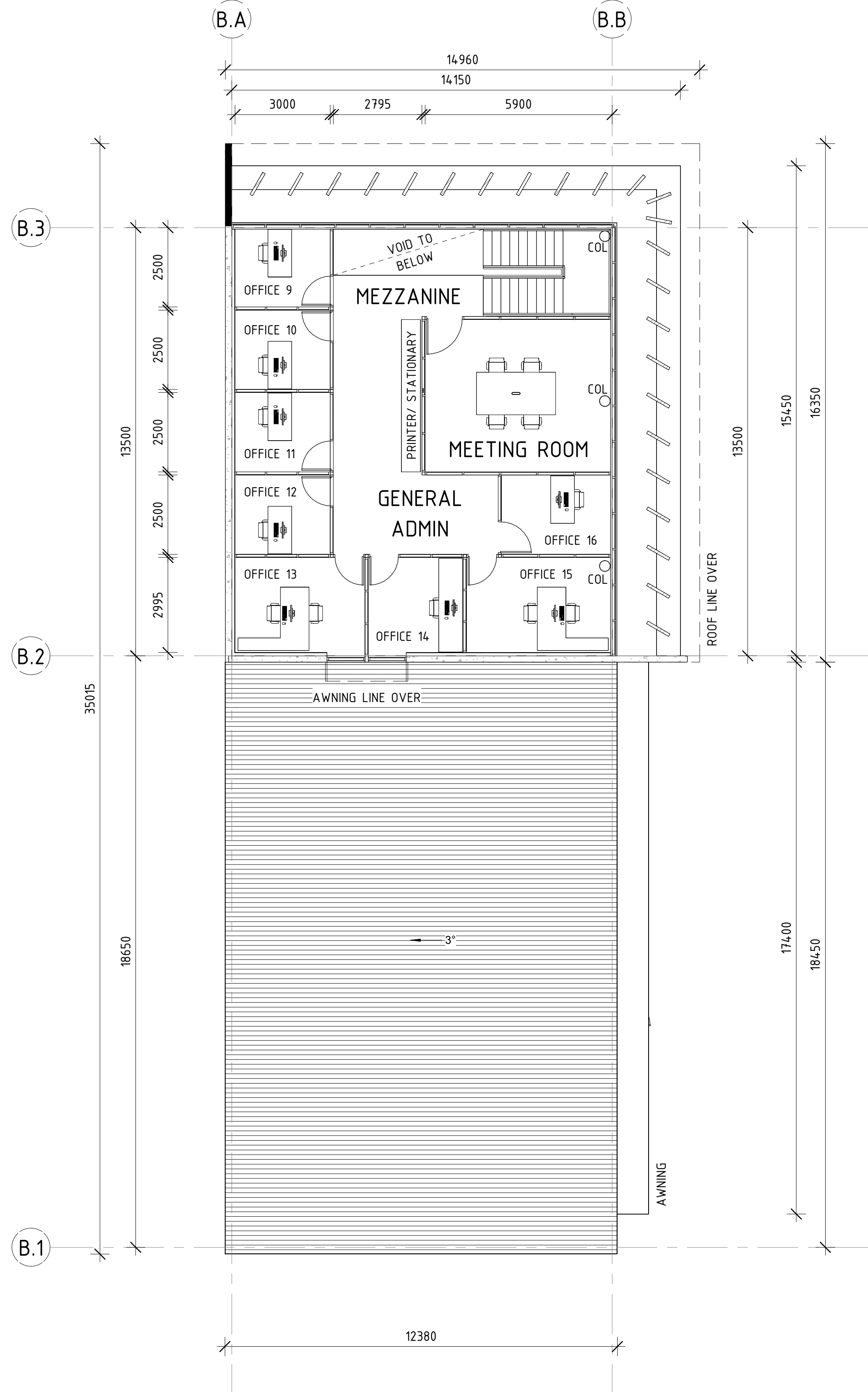
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				Head office - Brisbane		Ph: 61 7 3854 2900													DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
				166 Knapp Street, Fortitude Valley QLD 4006 Australia		Email: enquiry@tfa.com.au		Aust Wide: 1300 794 300													DRAWING NO
												PORT ACCESS PTY LTD.		STAGE 2		REV					
												at:									
												LOT 21									
												CLEVELAND BAY INDUSTRIAL PARK									
												TOENSVILLE, QLD, 4811				23043 D03B A					



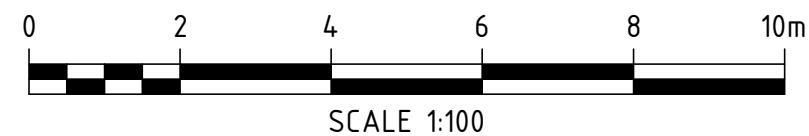
1 OFFICE GROUND
D05 SCALE 1 : 100 @ A1



2 OFFICE LEVEL 1
D05 SCALE 1 : 100 @ A1

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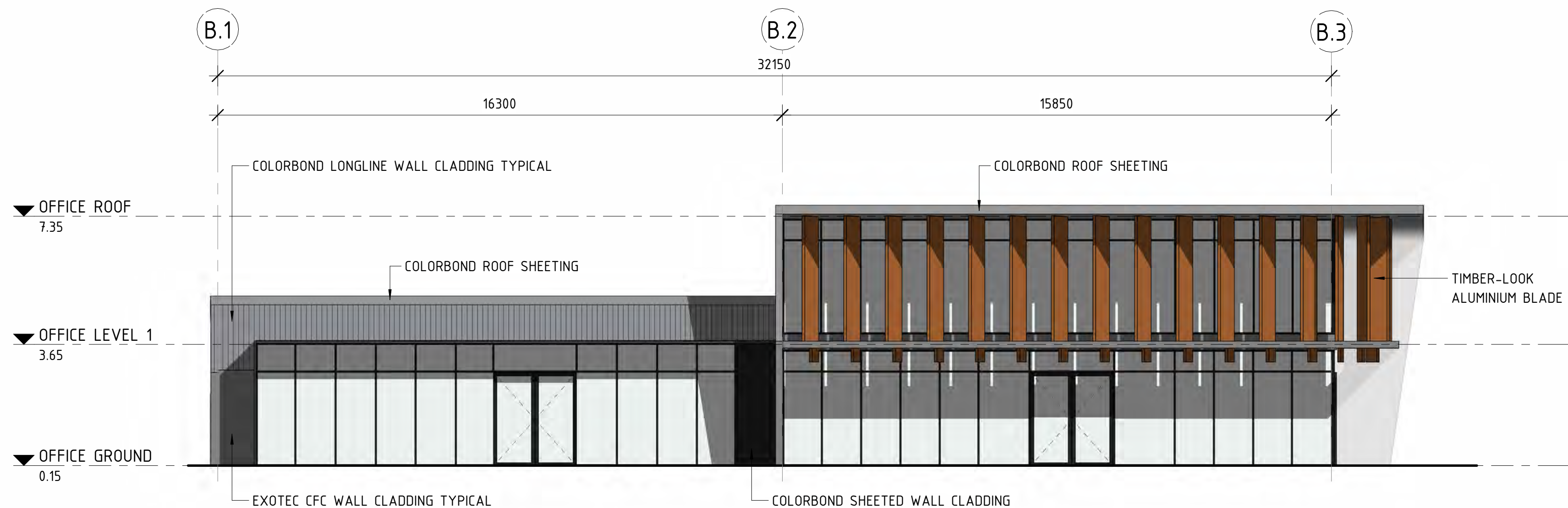
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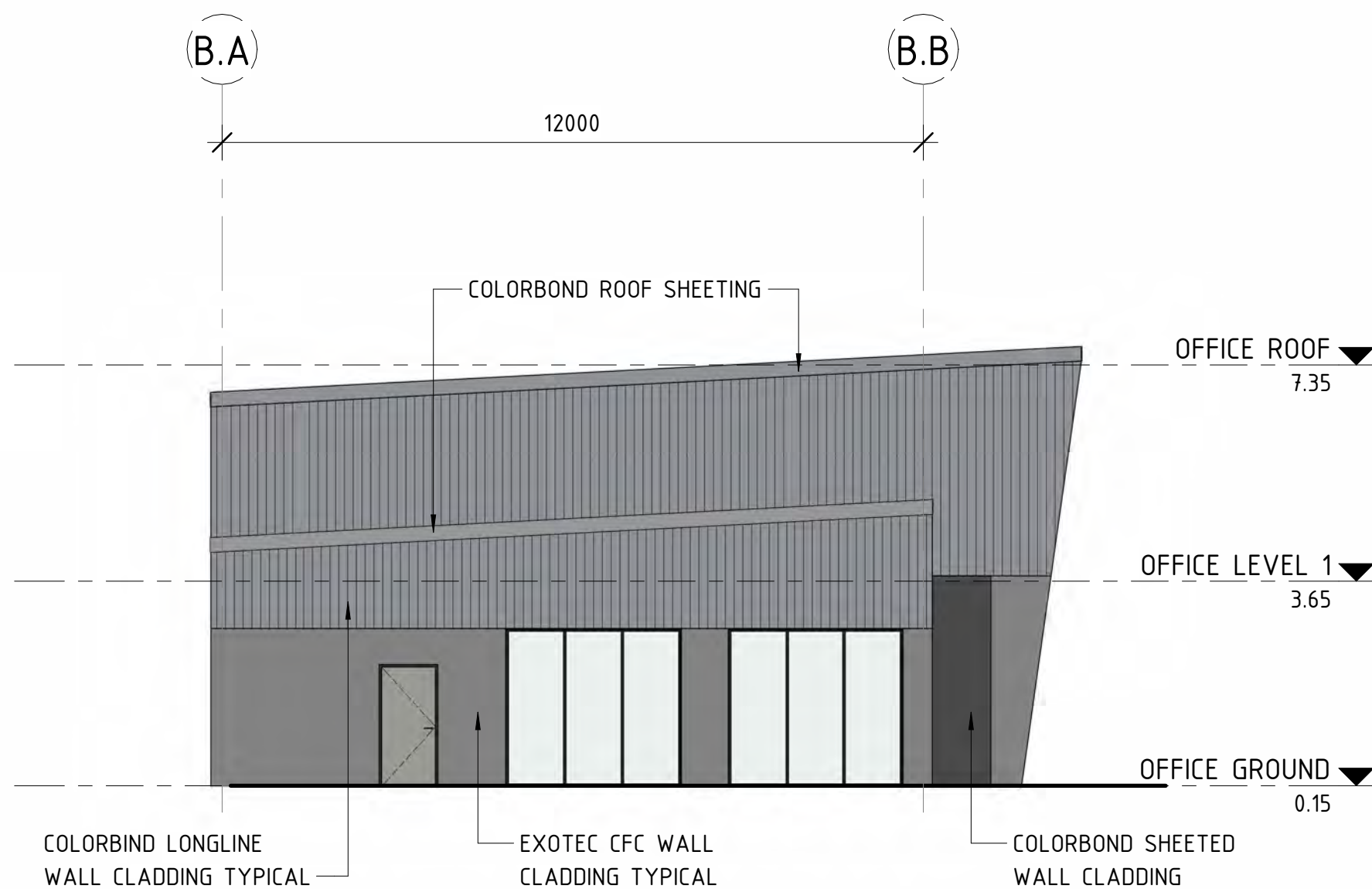
2
D05

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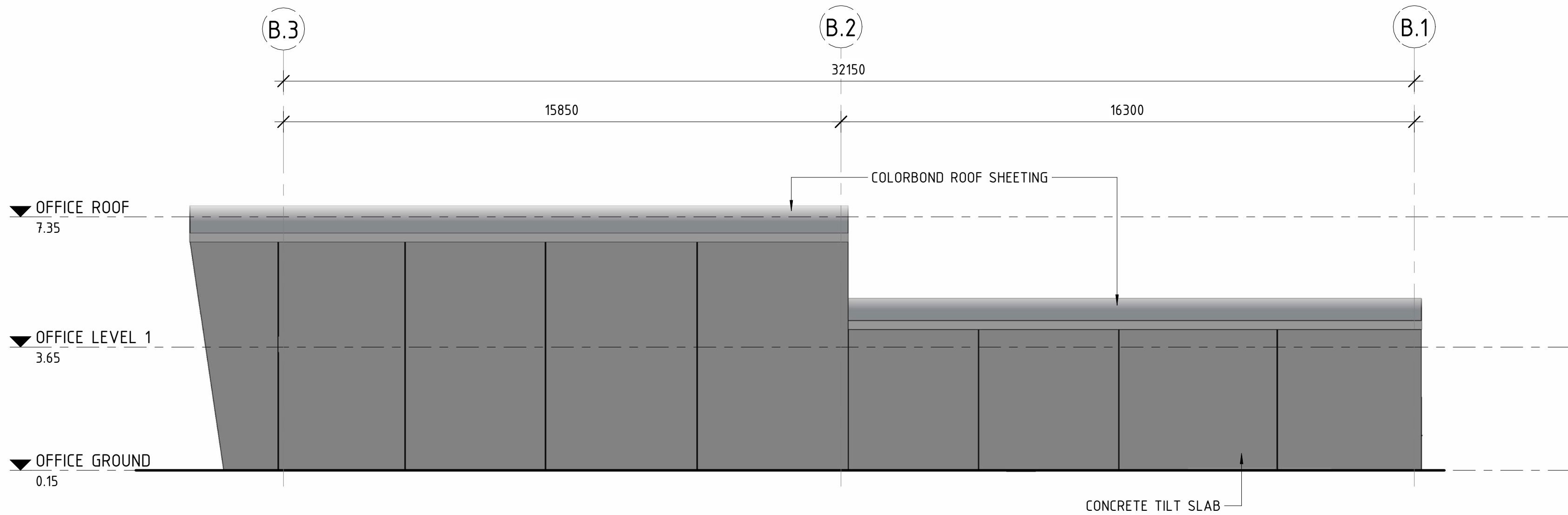
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SIGNATURE:		C	18.01.24	CTD	ISSUED FOR INFORMATION	PS						18.10.23	1 : 100	A1		
		D	13.02.24	CTD	ISSUED FOR INFORMATION	PS						DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.				
Head office - Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300												DRAWING NO	REV			
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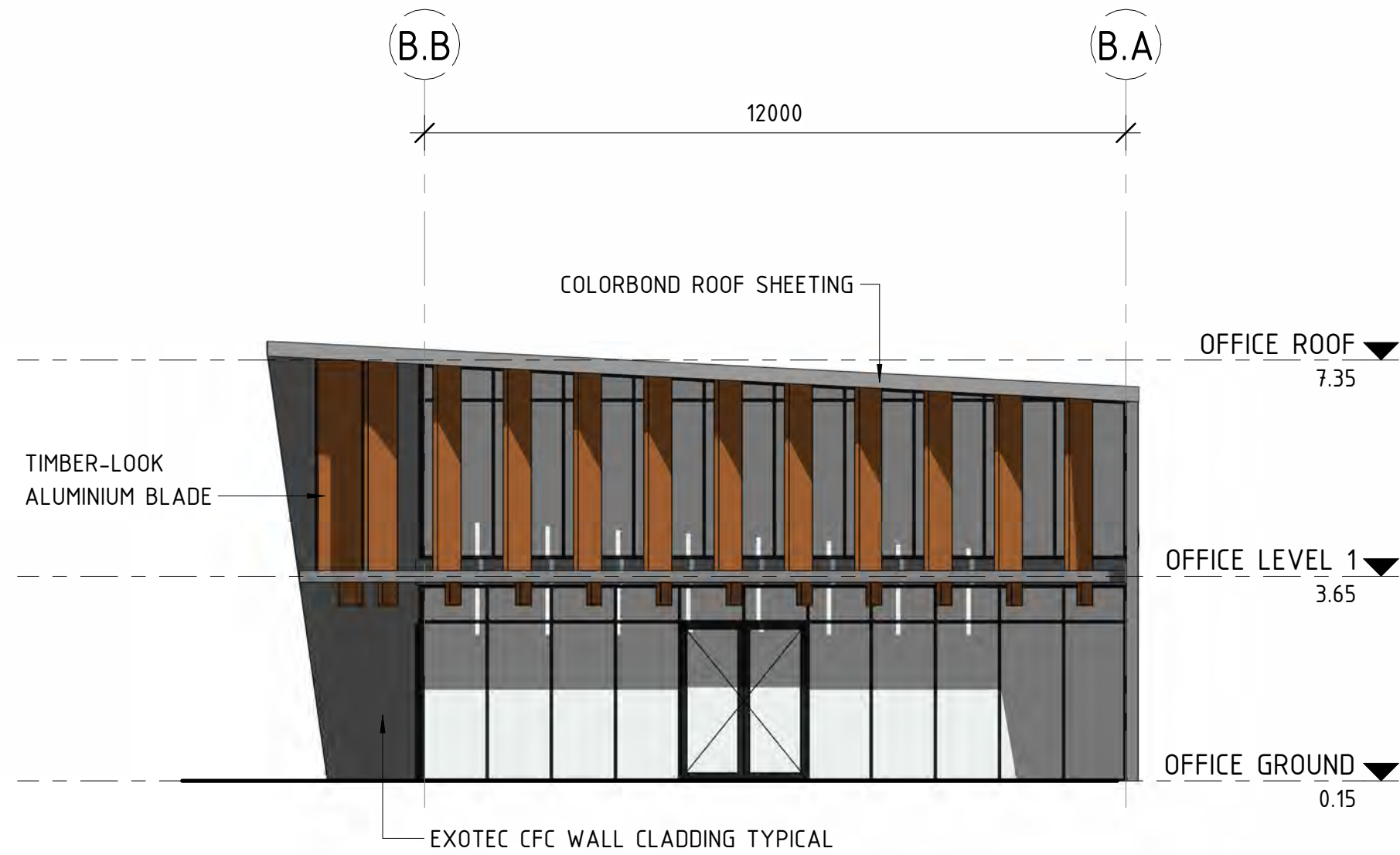
1 PROPOSED OFFICE BUILDING ELEVATION - SOUTH
SCALE 1 : 100 @ A1



2 PROPOSED OFFICE BUILDING ELEVATION - WEST
SCALE 1 : 100 @ A1



3 PROPOSED OFFICE BUILDING ELEVATION - NORTH
SCALE 1 : 100 @ A1



4 PROPOSED OFFICE BUILDING ELEVATION - EAST
SCALE 1 : 100 @ A1



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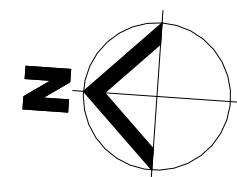
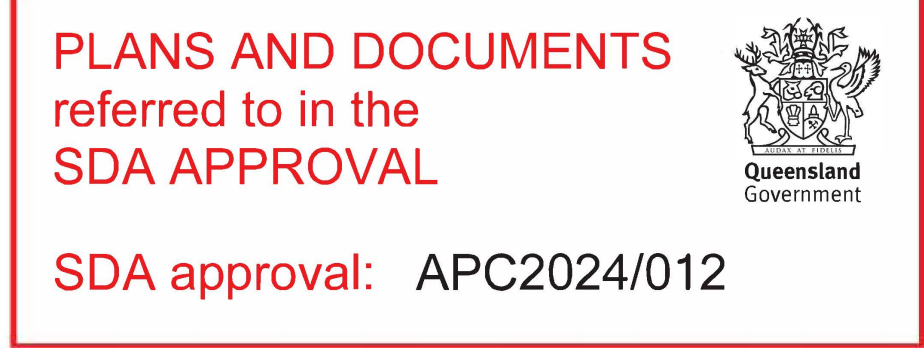
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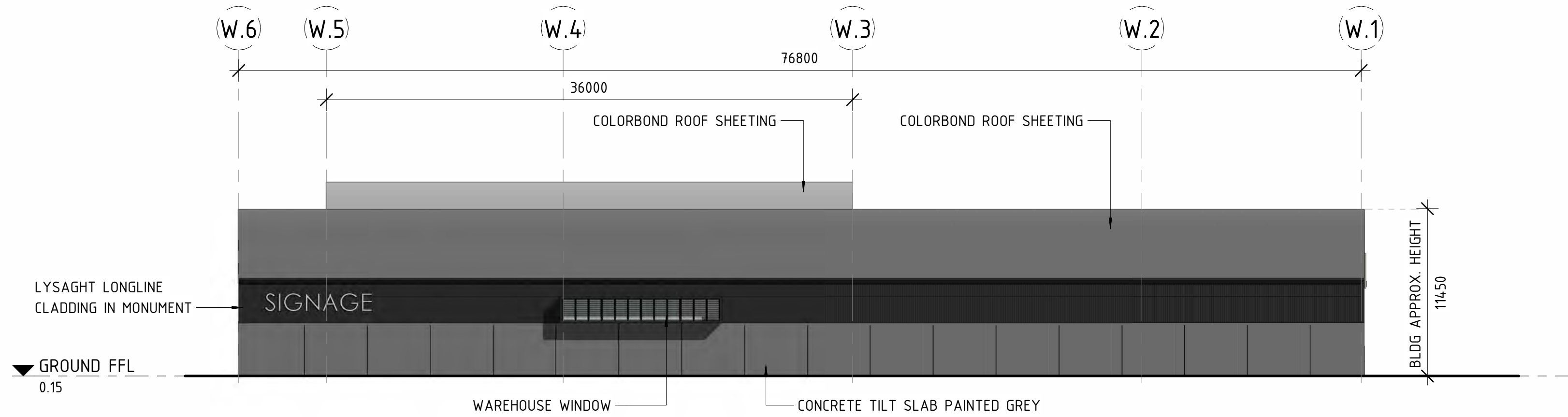
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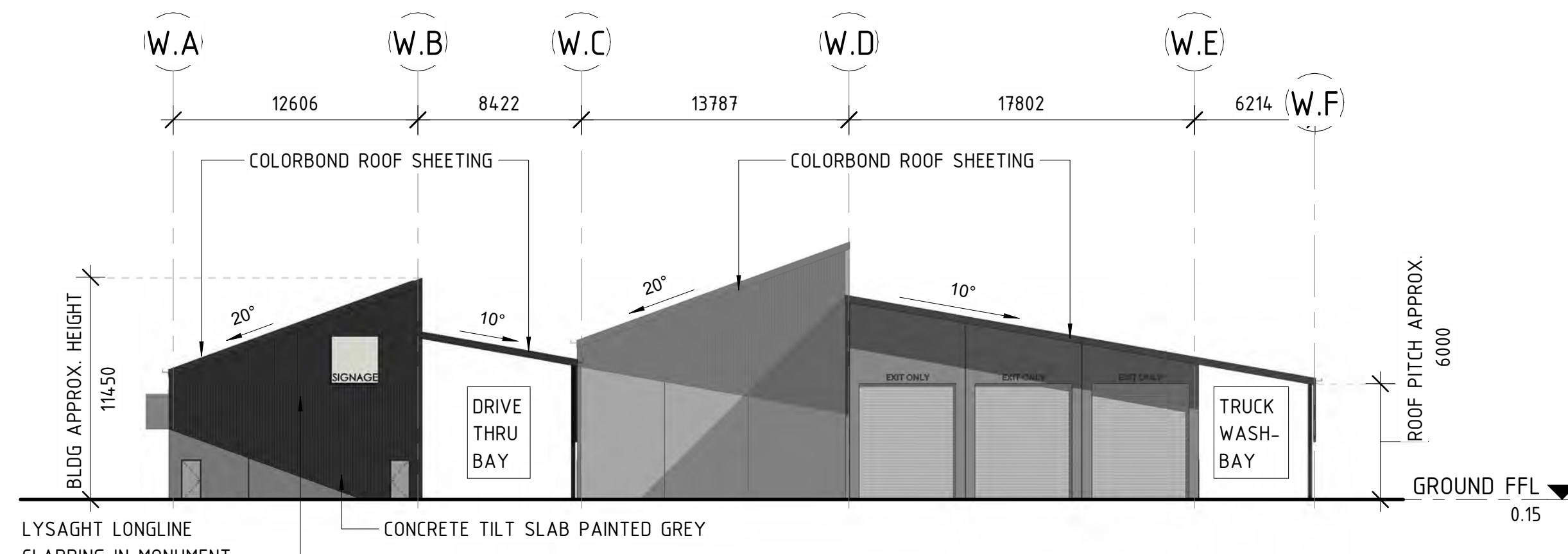
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PROFESSIONAL QUALIFICATION:				B	13.11.23	AW	ISSUED FOR INFORMATION					DATE CREATED	ORIGINAL SCALE	SHEET
SIGNATURE:												18.10.23	1 : 100	A1
Head office - Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300												DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
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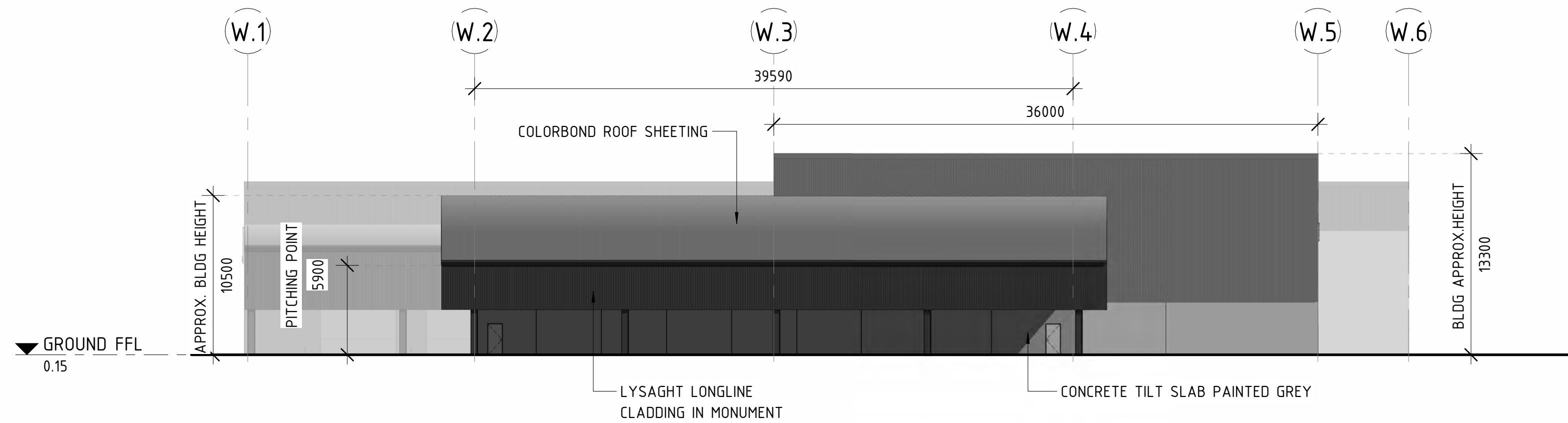




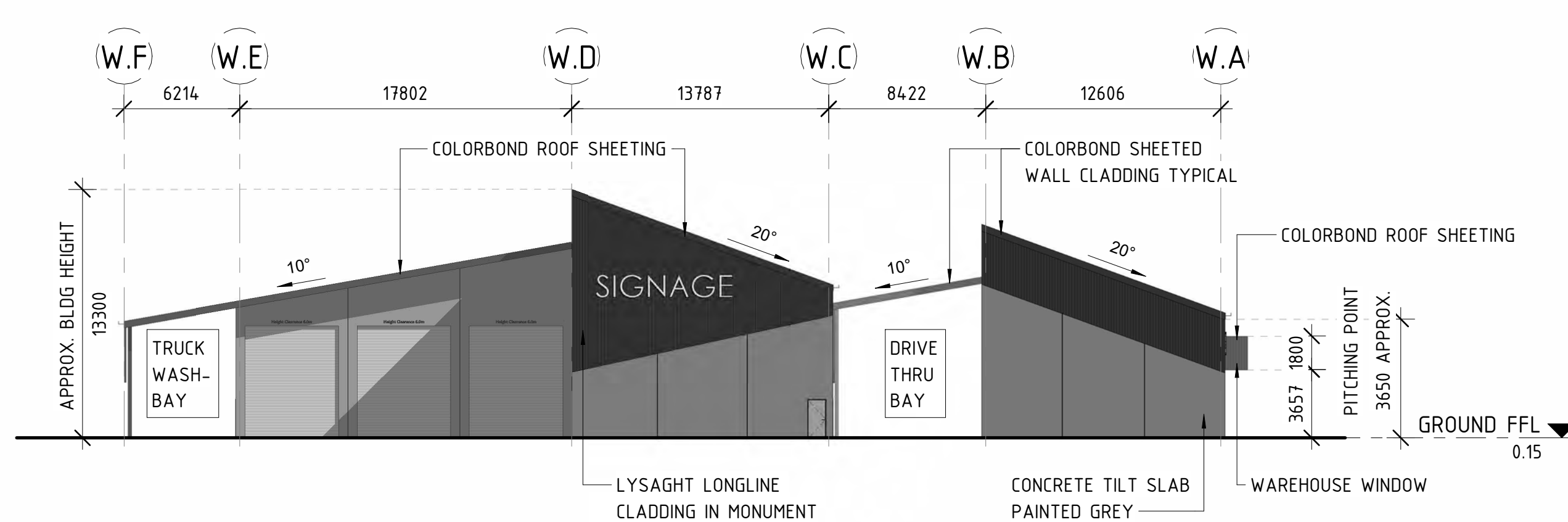
2 WORKSHOP ELEVATION - EAST
D06 SCALE 1 : 250 @ A1



1 WORKSHOP ELEVATION - NORTH
D06 SCALE 1 : 250 @ A1



4 WORKSHOP ELEVATION - WEST
D06 SCALE 1 : 250 @ A1



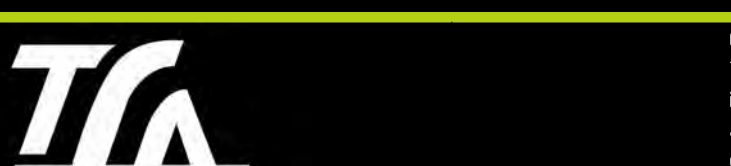
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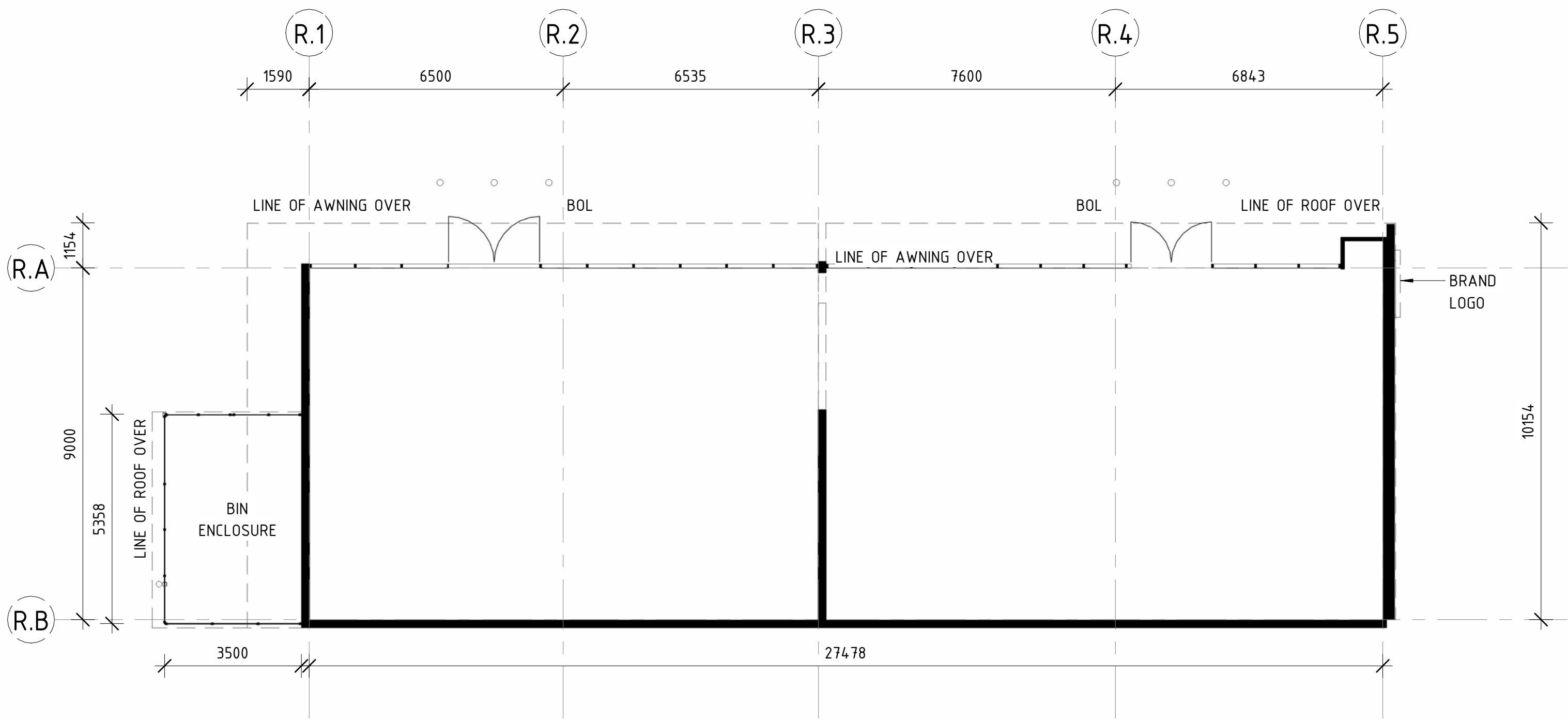
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												23043 D07 B							



1 PROPOSED RETAIL STORE FLOOR PLAN
D09 SCALE 1 : 100 @ A1

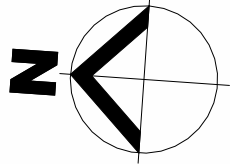


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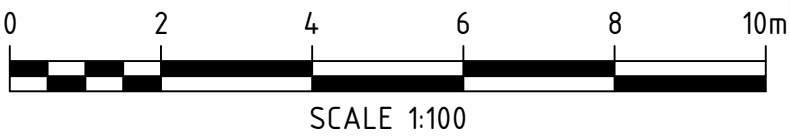
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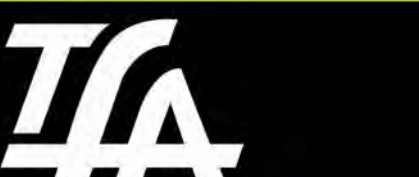


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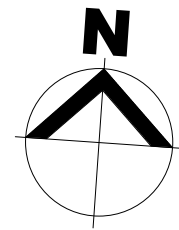
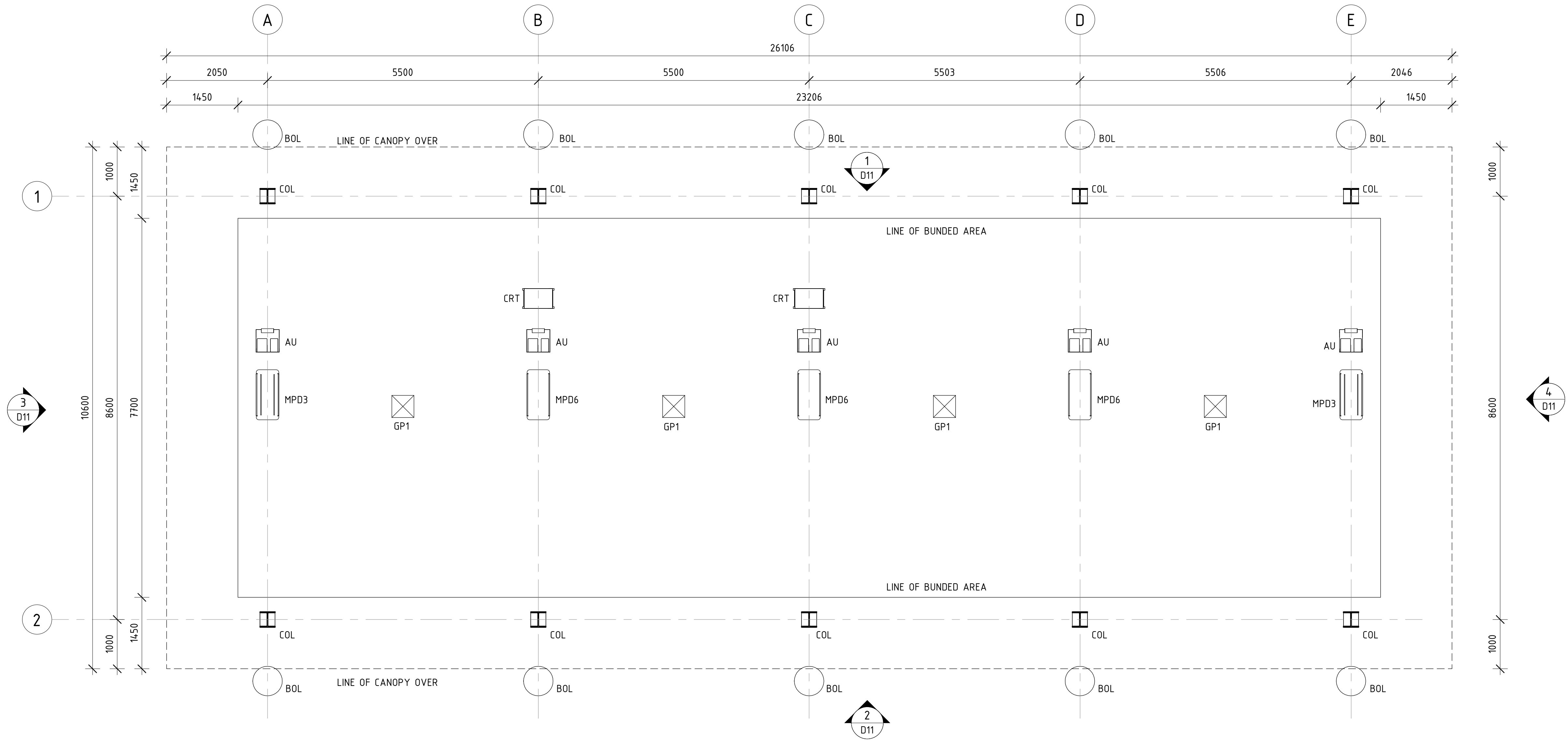


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				Head office - Brisbane		Ph: 61 7 3854 2900											
166 Knapp Street, Fortitude Valley QLD 4006 Australia																	
Email: enquiry@tfa.com.au		Aust Wide: 1300 794 300															
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PROFESSIONAL QUALIFICATION:		B		13.11.23	AW	ISSUED FOR INFORMATION		PS	DATE CREATED 23.10.23			ORIGINAL SCALE 1 : 100	SHEET A1	
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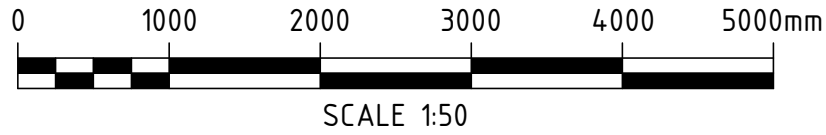
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ID	DESCRIPTION
AU	AMENITIES UNIT
BOL	BOLLARD
COL	COLUMN TO ENGINEER'S DETAILS
GP1	GULLY PIT - OILY WATER
MPD3	DISPENSER - 3 HOSE
MPD6	DISPENSER - 6 HOSE



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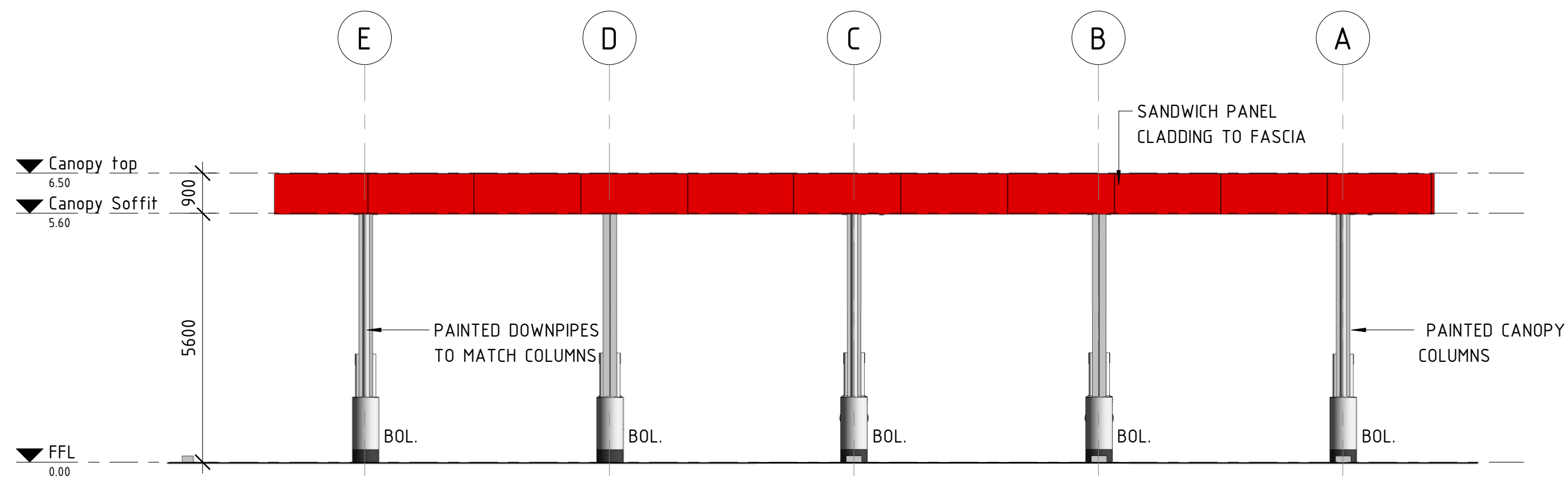
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Head office - Brisbane	Ph: 61 7 3854 2900
166 Knapp Street, Fortitude Valley QLD 4006 Australia	
Email: enquiry@tfa.com.au	Aust Wide: 1300 794 300

REV	DATE	BY	DESCRIPTION	CHK	APP
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C	23.11.23	DGC	ISSUED FOR INFORMATION	PS	

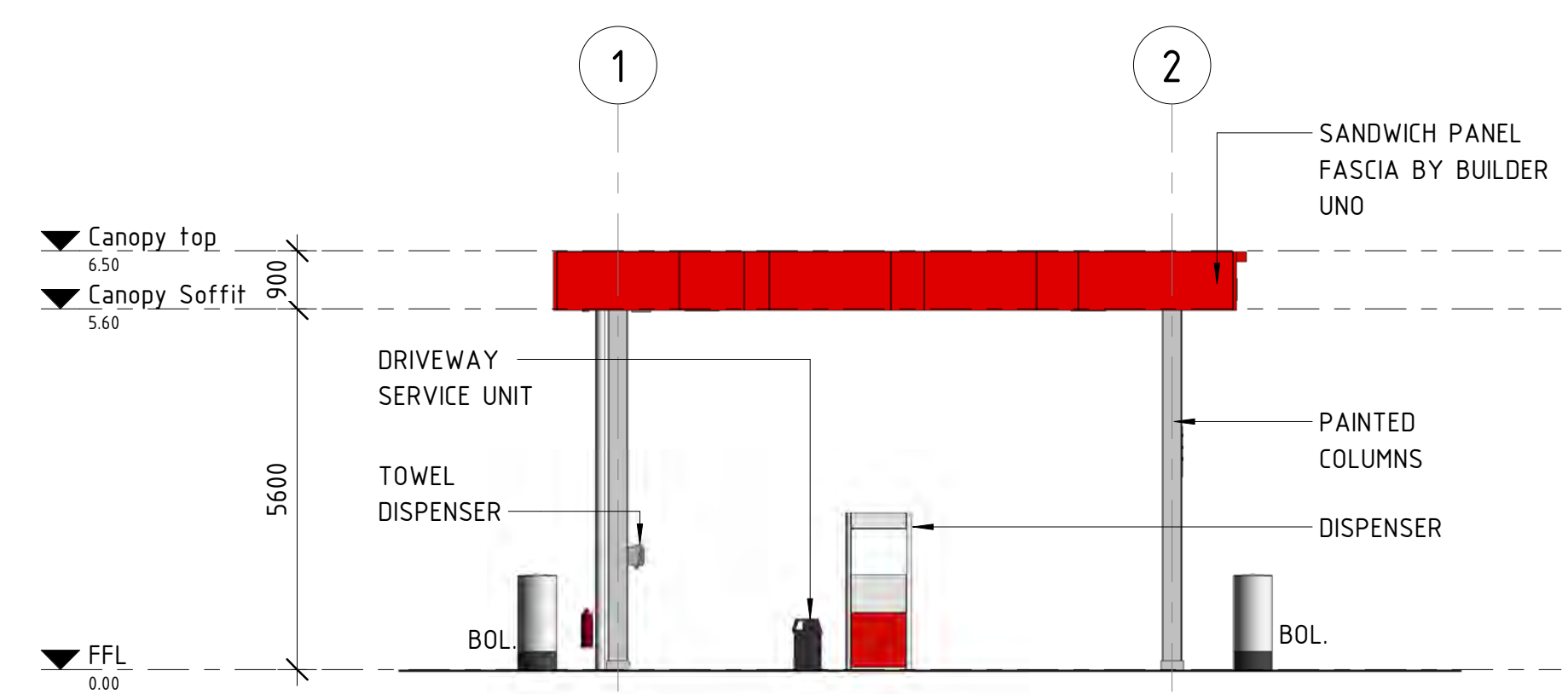
PROPOSED MAIN FACILITY
PORT ACCESS PTY LTD.
LOT 21
CLEVELAND BAY INDUSTRIAL PARK
TOWNSVILLE, QLD, 4811

DRAWING TITLE
**TRUCK CANOPY FLOOR
PLAN**

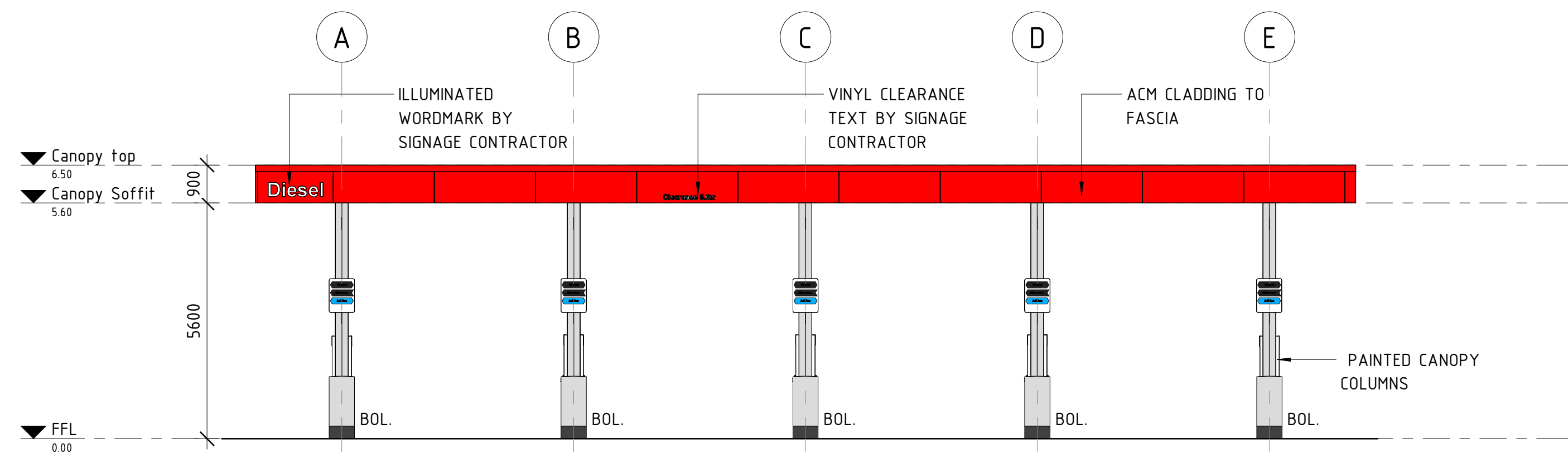
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DATE CREATED 19.10.23	ORIGINAL SCALE As indicated	SHEET A1
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DRAWING NO		REV
23043		D10
		C



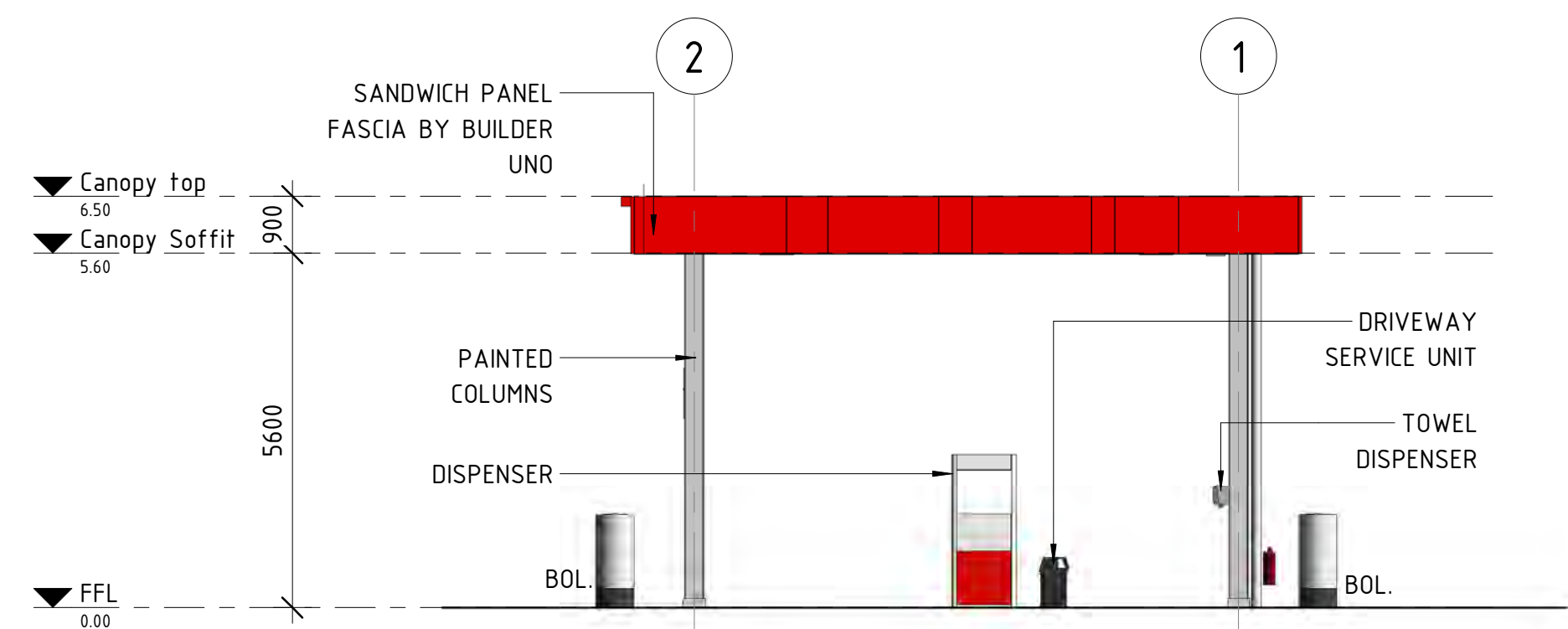
1 CANOPY ELEVATION - NORTH
D10 SCALE 1 : 100 @ A1



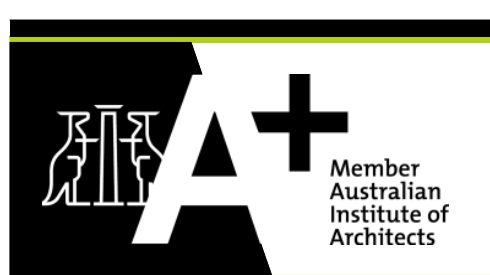
3 CANOPY ELEVATION - WEST
D10 SCALE 1 : 100 @ A1



2 CANOPY ELEVATION - SOUTH
D10 SCALE 1 : 100 @ A1



4 CANOPY ELEVATION - EAST
D10 SCALE 1 : 100 @ A1



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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION			PS							
				SIGNATURE:		C	23.11.23	DGC	ISSUED FOR INFORMATION										
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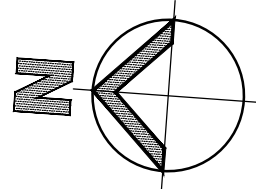
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SCALE 1:100

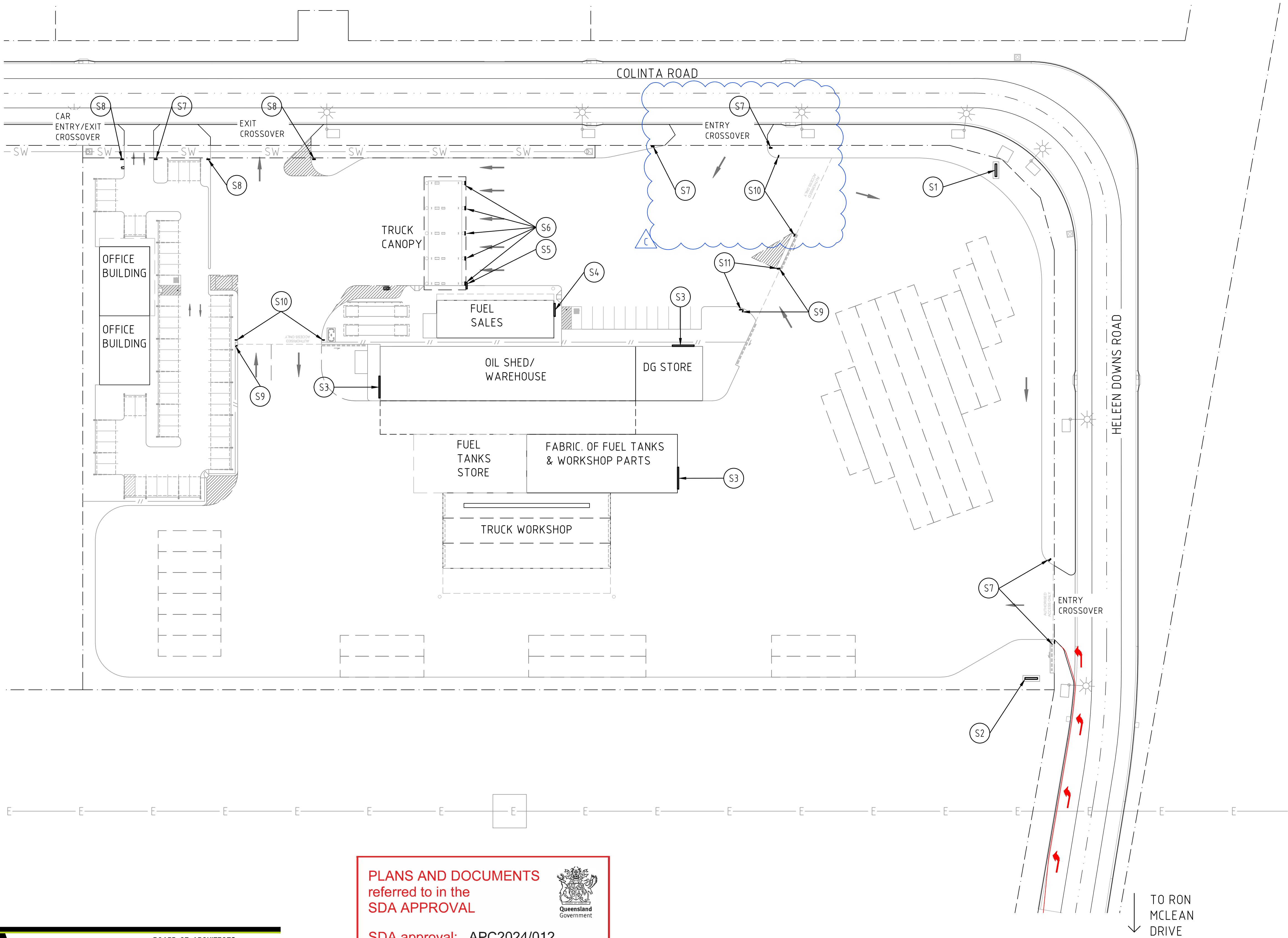


NOTES

1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

SIGNAGE SCHEDULE

- 'S1' PRIMARY 12m SITE ID PRICE SIGN
'S2' SECONDARY 9m SITE ID PRICE SIGN
'S3' GENERIC WALL SIGNAGE TO BE CONFIRMED
'S4' FUEL SALES SHOP SIGNAGE TO BE CONFIRMED
'S5' CANOPY DIESEL SIGNAGE
'S6' PRODUCT LEADERBOARDS WITH BOLLARD SUPPORT
'S7' ENTRY DIRECTIONAL SIGNAGE
'S8' EXIT DIRECTIONAL SIGNAGE
'S9' GIVEWAY SIGN TO LOCAL AUTHORITY REQUIREMENTS
'S10' AUTHORISED ACCESS ONLY SIGNAGE
'S11' 'NO ENTRY' SIGANGE



PLANS AND DOCUMENTS
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SDA approval: APC2024/012



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166 Knapp Street, Fortitude Valley QLD 4006 Australia
Email: enquiry@tfa.com.au Aust Wide: 1300 794 300

REV	DATE	BY	DESCRIPTION
A	30.10.23	DGC	ISSUED FOR INFORMATION
B	13.11.23	AW	ISSUED FOR INFORMATION
C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED

CHK
PS
PDS

APP

PROJECT DETAILS
PROPOSED MAIN FACILITY
PORT ACCESS PTY LTD.
LOT 21
CLEVELAND BAY INDUSTRIAL PARK
TOWNSVILLE, QLD, 4811

DRAWING TITLE
SITE SIGNAGE PLAN

STATUS

DA ISSUE

DATE CREATED	ORIGINAL SCALE	SHEET
10.10.23	1:500	A1

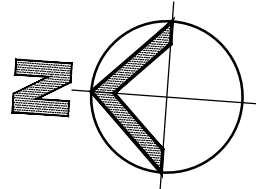
DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.

DRAWING NO	REV
23043-D12	C

RPD
PROPOSED LOT 21 ON SP273456
CNR HELEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

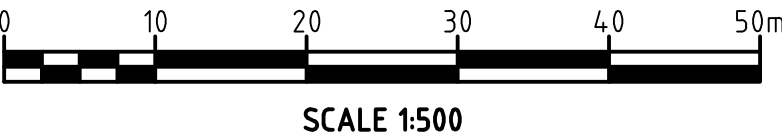


- NOTES
- SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 - FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 - SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

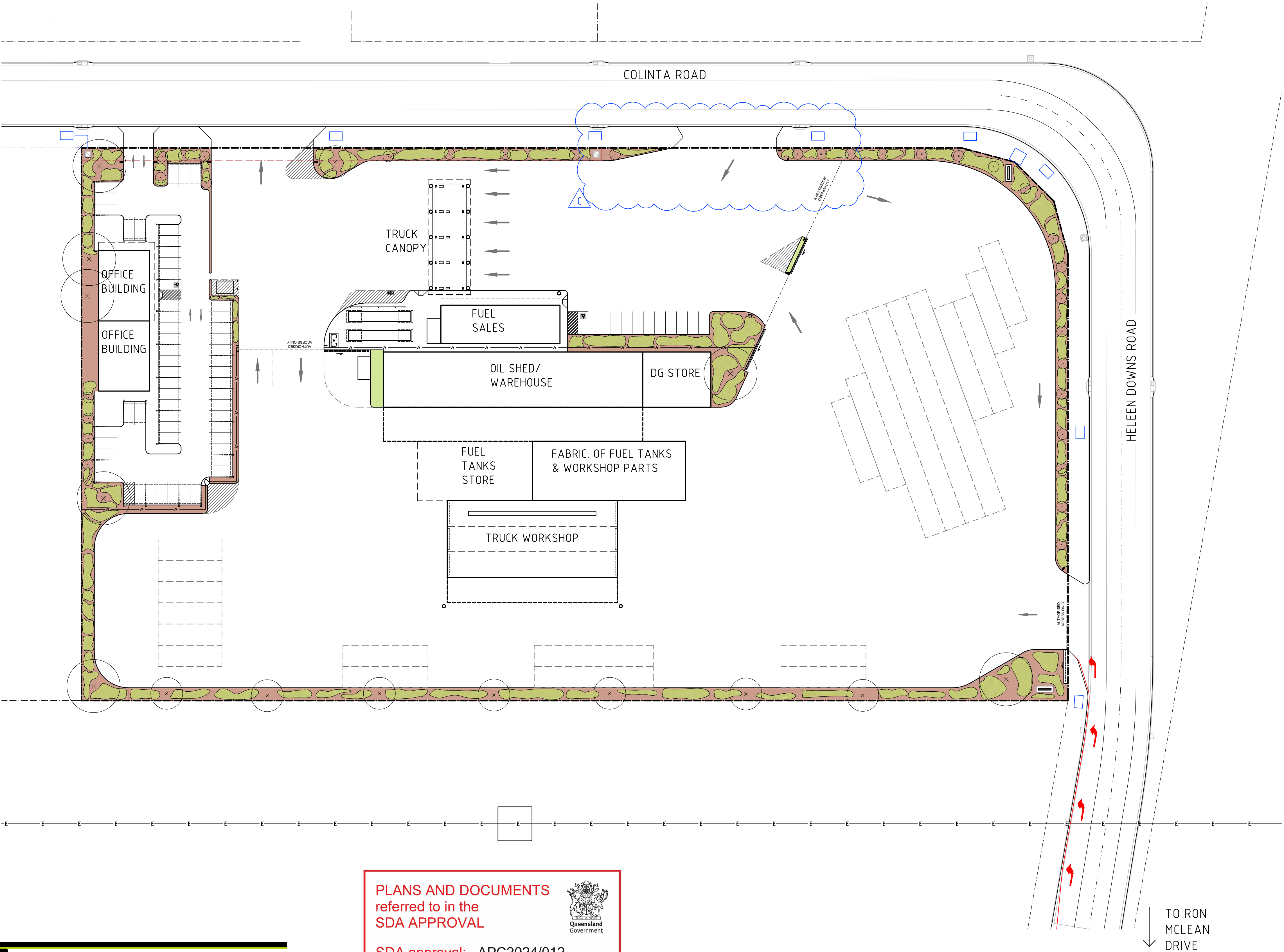
- LANDSCAPING NOTES
- NOT FOR TENDER OR CONSTRUCTION.
 - THE SITE CONTAINS NO SIGNIFICANT EXISTING VEGETATION WITHIN THE SITE.
 - THIS DRAWING IS INTENDED AS A CONCEPTUAL LANDSCAPE LAYOUT DRAWING ONLY.
 - AT THE OPERATIONAL WORKS STAGE, A FULLY DETAILED LANDSCAPE PLAN WILL BE SUBMITTED, ALONG WITH ALL RELEVANT DETAILS & SPECIES, WITH AN EMPHASIS ON DROUGHT HARDY & LOCALLY SIGNIFICANT SPECIES, IN COMPLIANCE WITH PLANNING SCHEME POLICIES
 - AREAS AROUND ENTRANCES, EXITS & PEDESTRIAN CROSSING POINTS ARE TO CONSIST OF LOW SHRUBS & GROUNDCOVERS TO ENABLE GOOD VISIBILITY & SAFE MOVEMENT OF VEHICLES & PEDESTRIANS.
 - LANDSCAPE PLANTINGS ARE TO BE VERIFIED WHEN DETAILED DESIGN LOCATES PROPOSED UNDERGROUND SERVICE LINES.
 - ALL PAVEMENT AREAS ARE TO HAVE A 150mm MAX CONTINUOUS CONCRETE KERB BARRIER TO LANDSCAPE AREAS.
 - LANDSCAPING MEANS THE TREATMENT OF PREMISES FOR THE PURPOSES OF ENHANCING OR PROTECTING THE AMENITY OF A SITE AND THE SURROUNDING LOCALITY, INCLUDING, BUT NOT LIMITED TO, THE USE OF SCREENING BY FENCES, PLANTING OF TREES, HEDGES, SHRUBS AND GRASS, LAND FORMATIONS, TERRACES, GARDENS, SEATING, RUBBISH BINS, SHADE STRUCTURES, LIGHTING & PLAYGROUNDS.

	GROUNDCOVER PLANTING FOR GOOD & SAFE VISIBILITY AROUND VEHICLE ENTRANCES, EXIT, PARKING AND PEDESTRIAN CROSSINGS
	GARDEN BEDS CONSISTING OF GROUNDCOVERS, SHRUBS & FEATURE TREES. HEDGE PLANTING TO BE USED TO RESTRICT PEDESTRIAN MOVEMENTS WHERE REQUIRED.
	FEATURE TREE PLANTING AMONGST GARDEN BEDS & GRASSED AREAS ARE INDICATIVE ONLY. FINAL SPECIES & SPACING TO BE DETERMINED AT DETAIL DESIGN.

- SPECIES EXAMPLES
- FINAL SPECIES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
- GROUNDCOVERS:
- 0-1m COMPACT HERBACEOUS PLANTS & SHRUBS THAT COVER THE SURFACE OF THE GROUND HELPING TO PREVENT EROSION & WEED INVASION.
- EG. KANGAROO PAW, DIANELLA, LOMANDRA, THEMEDA, TUSsock GRASS
- VINES & CASCADING:
- PLANTS WITH A GROWTH HABIT OF TRAILING OR CLIMBING STEMS, LIANAS OR RUNNERS.
- EG. JASMINE, HIBBERTIA, PANDOREA, DICHONDRA, HEDERACEUM
- SHRUBS:
- 1-5m MULTI-STEMMED WOODY PLANTS OF RELATIVELY LOW HEIGHT, VEGETATION CAN BE TO THE GROUND, ABLE TO BE PRUNED WITHOUT ADVERSELY AFFECTING HEALTH.
- EG. ACACIA, CALLISTEMON, GREVILLEA, WESTRINGIA, BANKSIA, CORDYLINE
- TREES:
- 5m+ COMMONLY A SINGLE TRUNKED WOODY PLANT OF SIGNIFICANT SIZE WHEN FULLY GROWN.
- EG. CUPANIOPSIS, XANTHOSTEMON, BANKSIA, CASUARINA, MELALEUCA



SCALE 1:500



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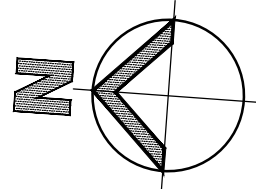
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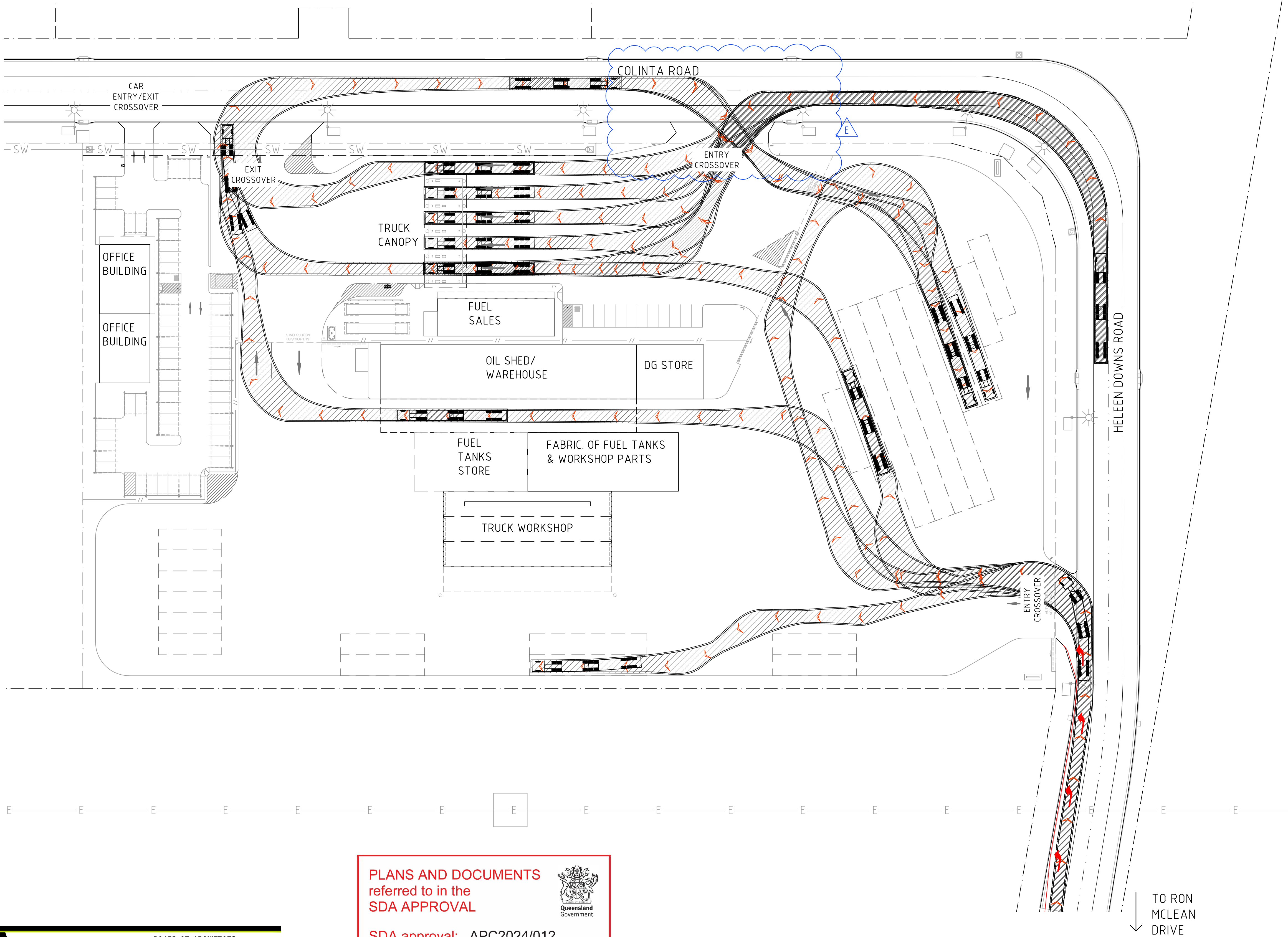
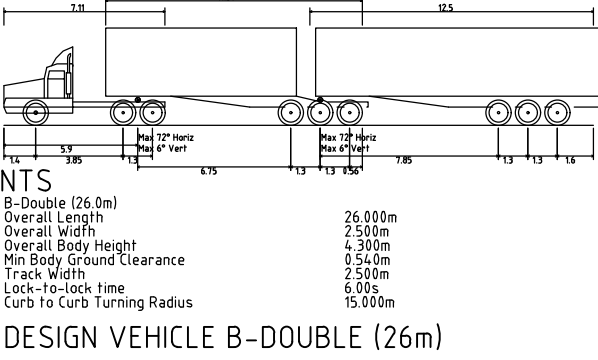
ARCHITECTS REGISTRATION
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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION			PDS												
				SIGNATURE:		C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED															
				Head office - Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300																				
																				DATE CREATED	ORIGINAL SCALE	SHEET		
																				24.10.23	1:500	A1		
																DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.								
																DRAWING NO		REV						
																23043-D13		C						



- NOTES
- SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 - FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 - SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.



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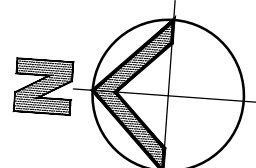
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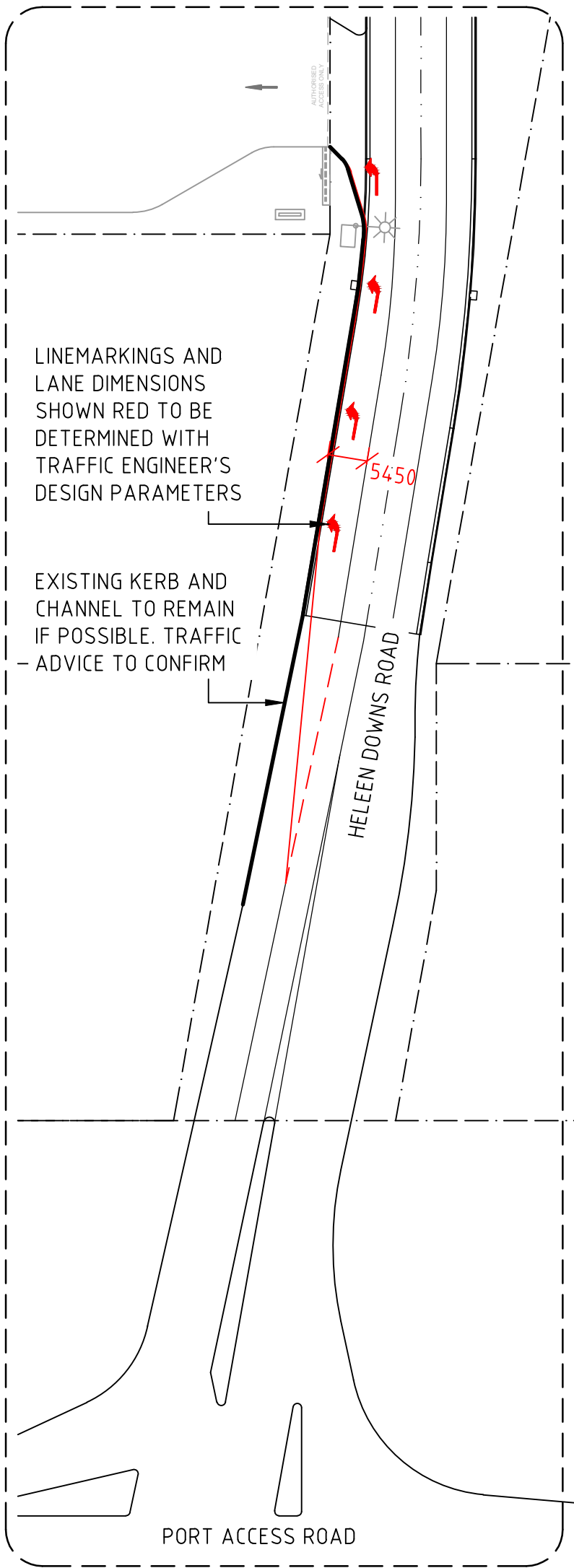
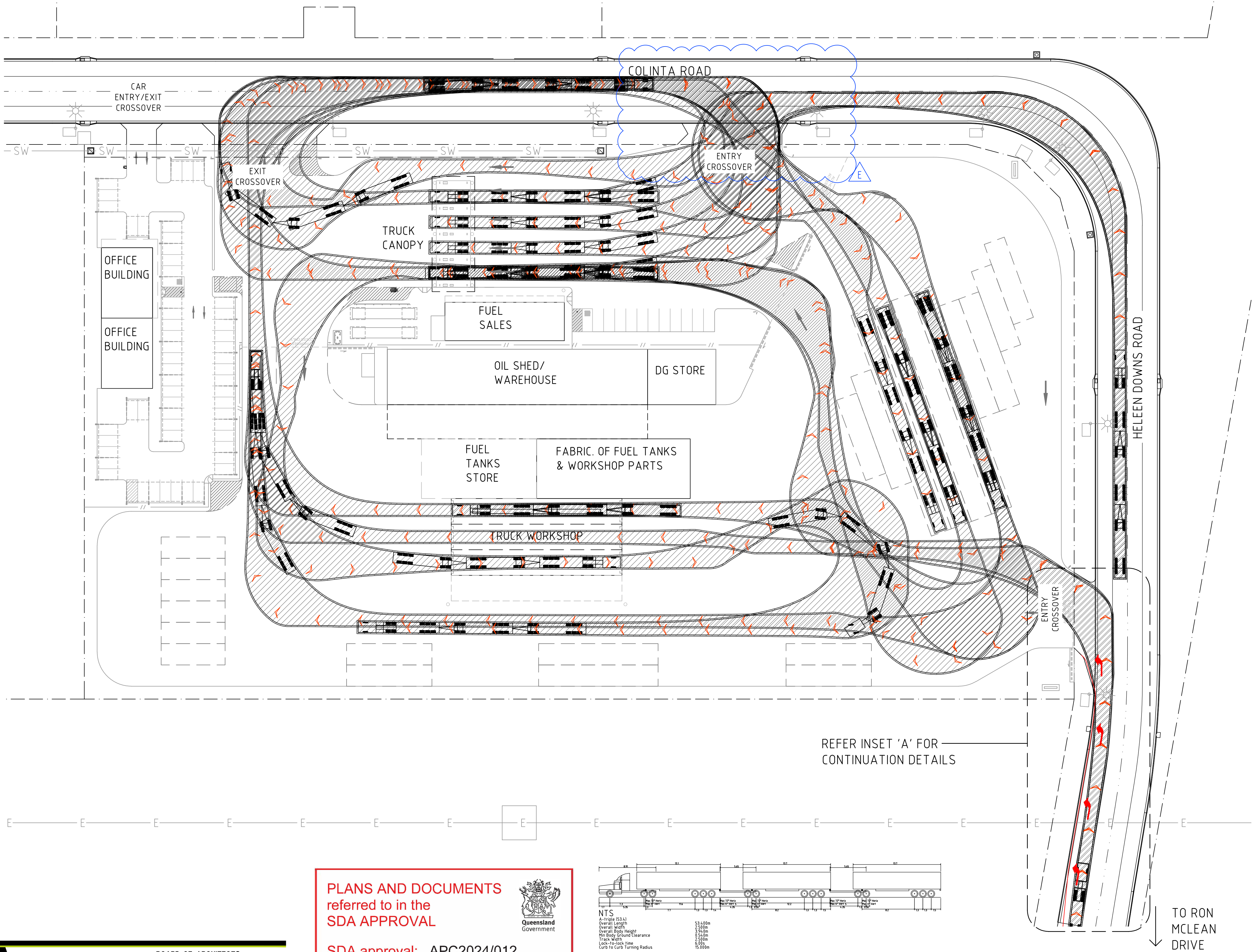
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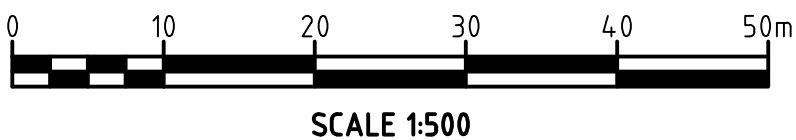
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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION					PS						
				SIGNATURE:		C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED					PDS						
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																	DRAWING NO		REV	
															23043-D14		C			



- NOTES
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 - FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 - SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.
 - DEVELOPER TO CONFIRM ACCESS COMPLIANCE FOR A-TRIPLE TO SURROUNDING ROADS.

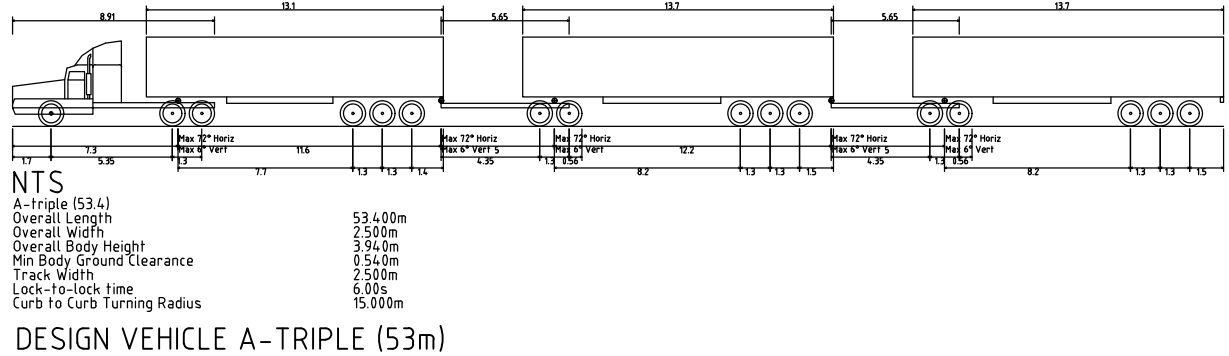


INSET DETAIL PLAN 'A'
SCALE 1:750



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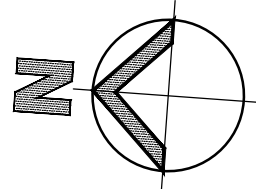
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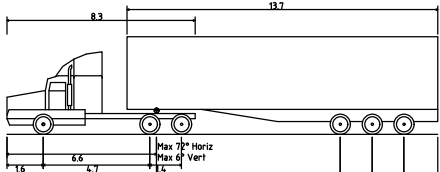
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NAME:	DATE:	A	13.10.23	DGC	PRELIMINARY ISSUE			PS		PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	TRUCK TURNING PATH A-TRIPLE	DA ISSUE		
PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION			PS				DATE CREATED	ORIGINAL SCALE	SHEET
SIGNATURE:		C	29.04.24	DGC	DA REVISION			PS				10.10.23	1:500	A1
		D	02.05.24	DGC	DA AMENDMENTS			PS				DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
		E	26.09.24	MAF	DA AMENDMENTS - ENTRY CROSSOVER AMENDED			PS				DRAWING NO	REV	
												23043-D15		E

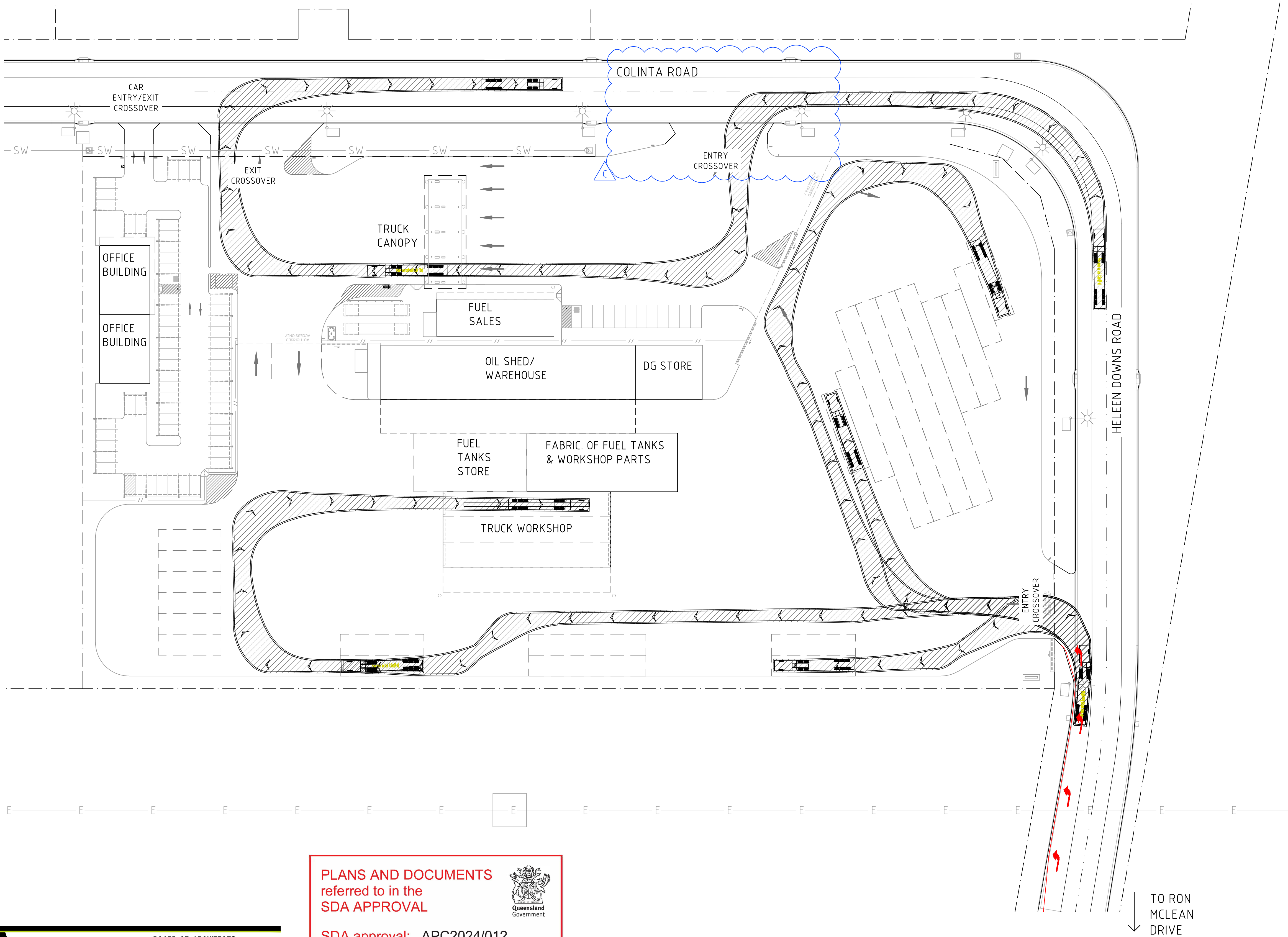


NOTES

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- FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
- SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.



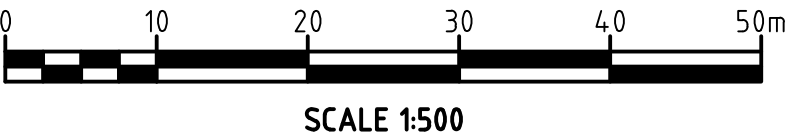
NTS
AV - Articulated Vehicle
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 2.500m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to curb turning Radius 12.500m
DESIGN VEHICLE AV (19m)



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Queensland
Government

SDA approval: APC2024/012





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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION					DATE CREATED	ORIGINAL SCALE	SHEET		
				SIGNATURE:		C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED					13.10.23	1:500	A1		
				DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.			DRAWING NO		REV									
							23043-D16		C									
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NOTE:
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TO BE CONFIRMED AT DETAIL DESIGN STAGE.



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NAME: _____ DATE: _____ PROFESSIONAL QUALIFICATION: _____ SIGNATURE: _____				A	03.11.23	AW	ISSUED FOR INFORMATION			PROPOSED MAIN FACILITY for: PORT ACCESS PTY LTD. at: LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOENSVILLE, QLD, 4811	SITE PERSPECTIVES	DA ISSUE		
				B	13.11.23	AW	ISSUED FOR INFORMATION	PS				DATE CREATED	ORIGINAL SCALE	SHEET
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Head office - Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tffa.com.au Aust Wide: 1300 794 300												DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
												DRAWING NO	REV	
												23043	D17	C



COLINTA ROAD ENTRY VIEW



HELEEN DOWNS ROAD ENTRY VIEW



SHOP & TRUCK CANOPY VIEW



OFFICE VIEW



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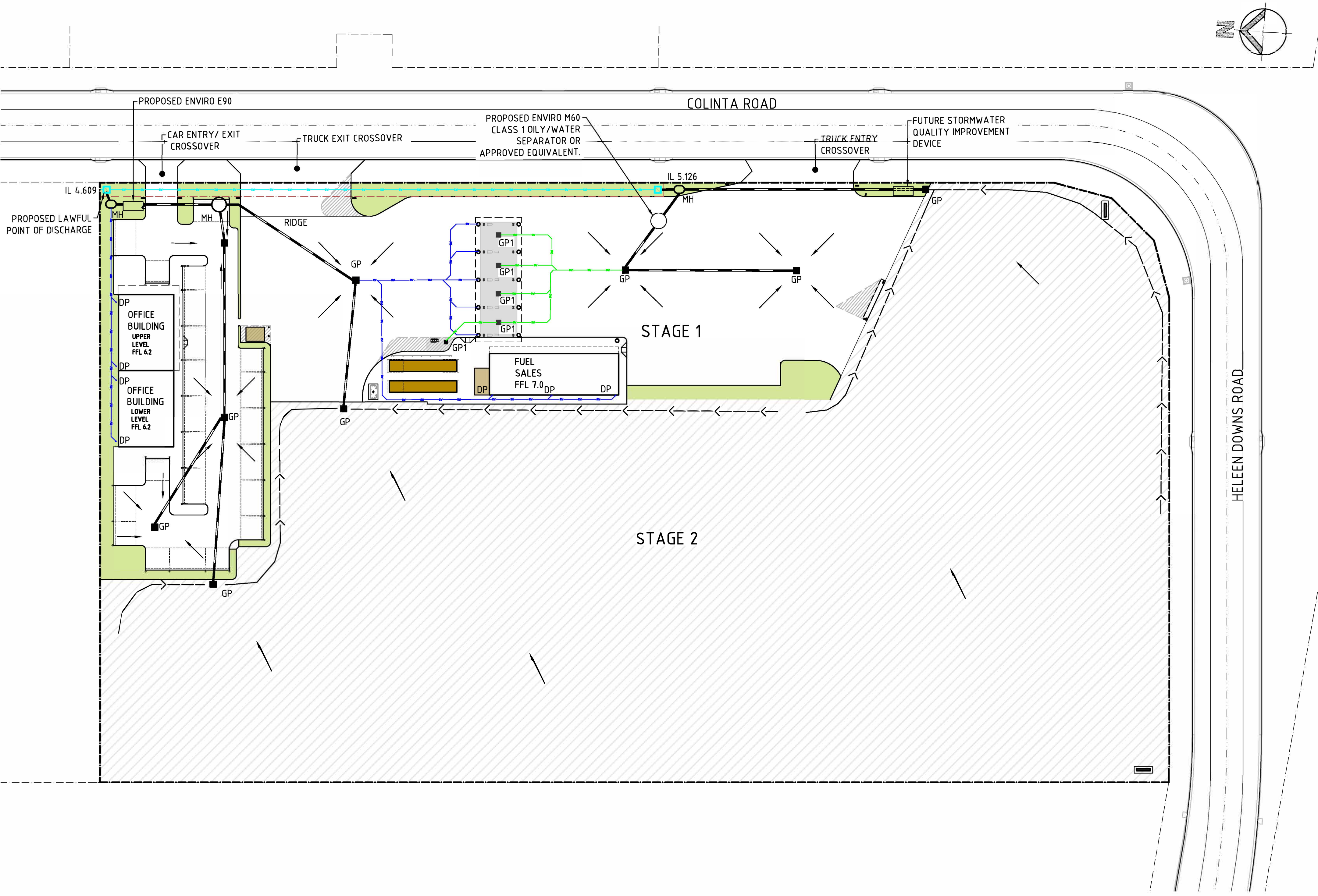
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NOTE:
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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION						DATE CREATED	ORIGINAL SCALE	SHEET		
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													DRAWING NO			REV			
													23043			D18 C			



RPD
PROPOSED LOT 21 ON SP273456
CNR HELEEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

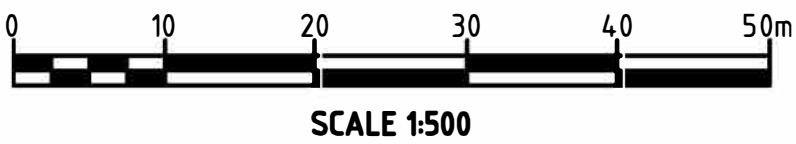
- NOTES
1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43811/21B REV 'B' DATED 23/06/2023.
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

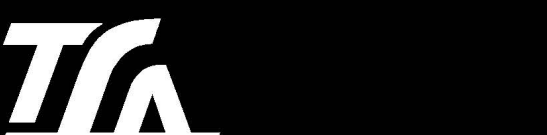
LEGEND

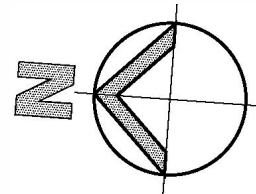
	PROPERTY BOUNDARY
	EASEMENT BOUNDARY
	PROPOSED STORMWATER PIPE
	PROPOSED ROOFWATER PIPE
	PROPOSED OILY WATER HDPE PIPE
	PROPOSED DIVERSION DRAIN (VEGETATED)
	EXISTING STORMWATER LINE
	PROPOSED MANHOLE
	GENERAL DIRECTION OF SURFACE
	PROPOSED DOWN PIPE
	PROPOSED GULLY PIT/OILY WATER GULLY PIT
	REFUELING, LOADING AND STORAGE AREA

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				PROFESSIONAL QUALIFICATION:												DATE CREATED	ORIGINAL SCALE	SHEET			
				SIGNATURE:												28.07.2023	1:500	A1			
				Head office – Brisbane 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au		Ph: 61 7 3854 2900 Aust Wide: 1300 794 300											DRAWING NO		REV		



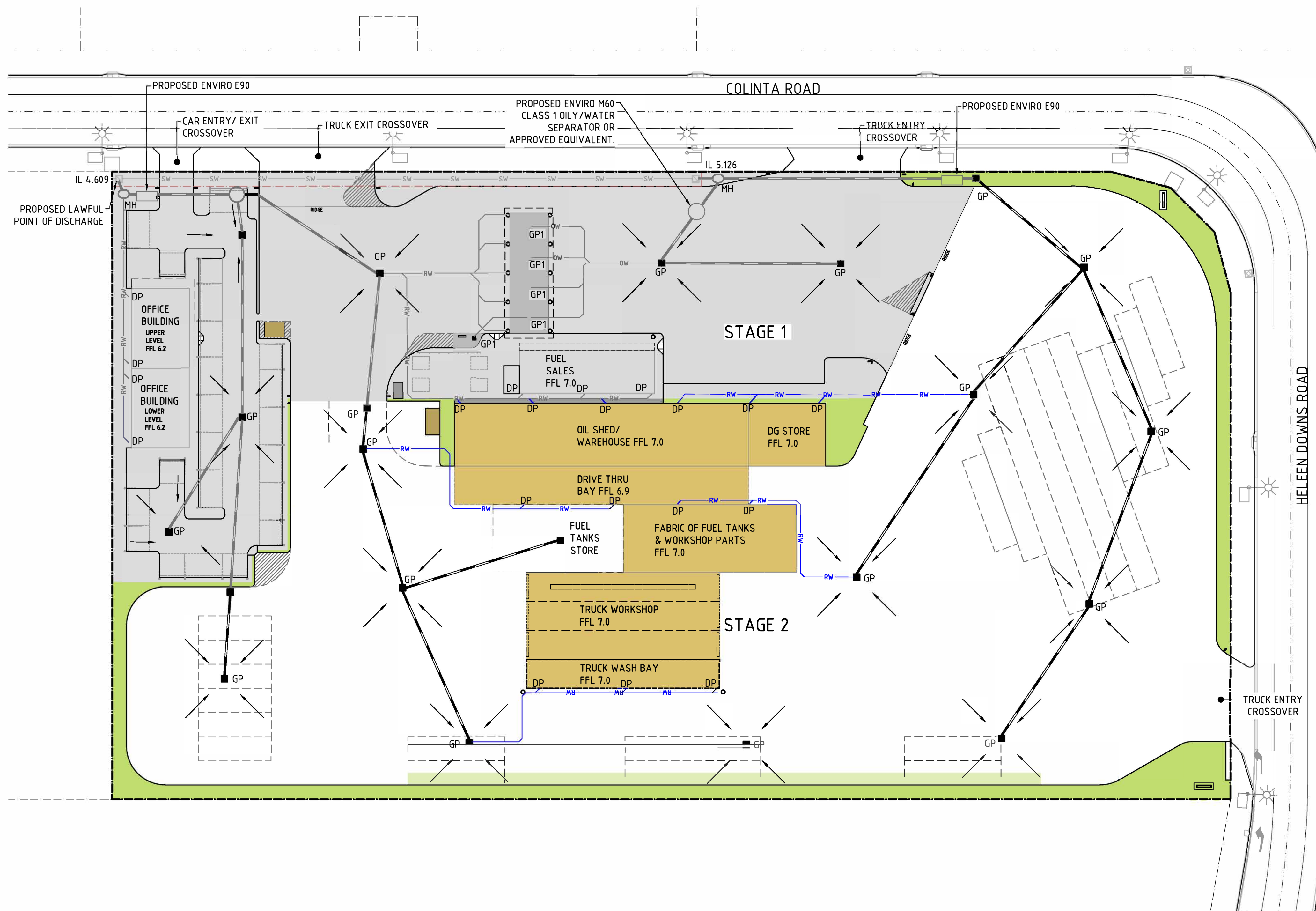
RPD
PROPOSED LOT 21 ON SP273456
CNR HELEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

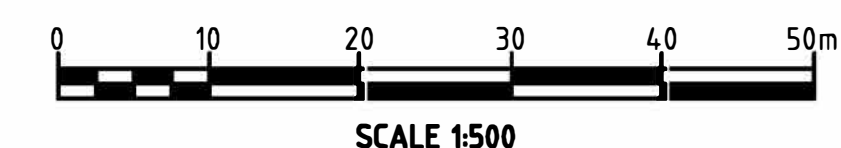
- NOTES
1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43811/21B REV 'B' DATED 23/06/2023.
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

- LEGEND
- PROPERTY BOUNDARY
 - EASEMENT BOUNDARY
 - PROPOSED STORMWATER PIPE
 - PROPOSED ROOFWATER PIPE
 - PROPOSED OILY WATER HDPE PIPE
 - EXISTING STORMWATER LINE
 - PROPOSED MANHOLE
 - GENERAL DIRECTION OF SURFACE
 - PROPOSED DOWN PIPE
 - PROPOSED GULLY PIT/OILY WATER GULLY PIT
 - STAGE 1 DEVELOPMENT



PLANS AND DOCUMENTS
referred to in the
SDA APPROVAL

SDA approval: APC2024/012



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				PROFESSIONAL QUALIFICATION:												DATE CREATED 28.07.2023	ORIGINAL SCALE 1:500	SHEET A1
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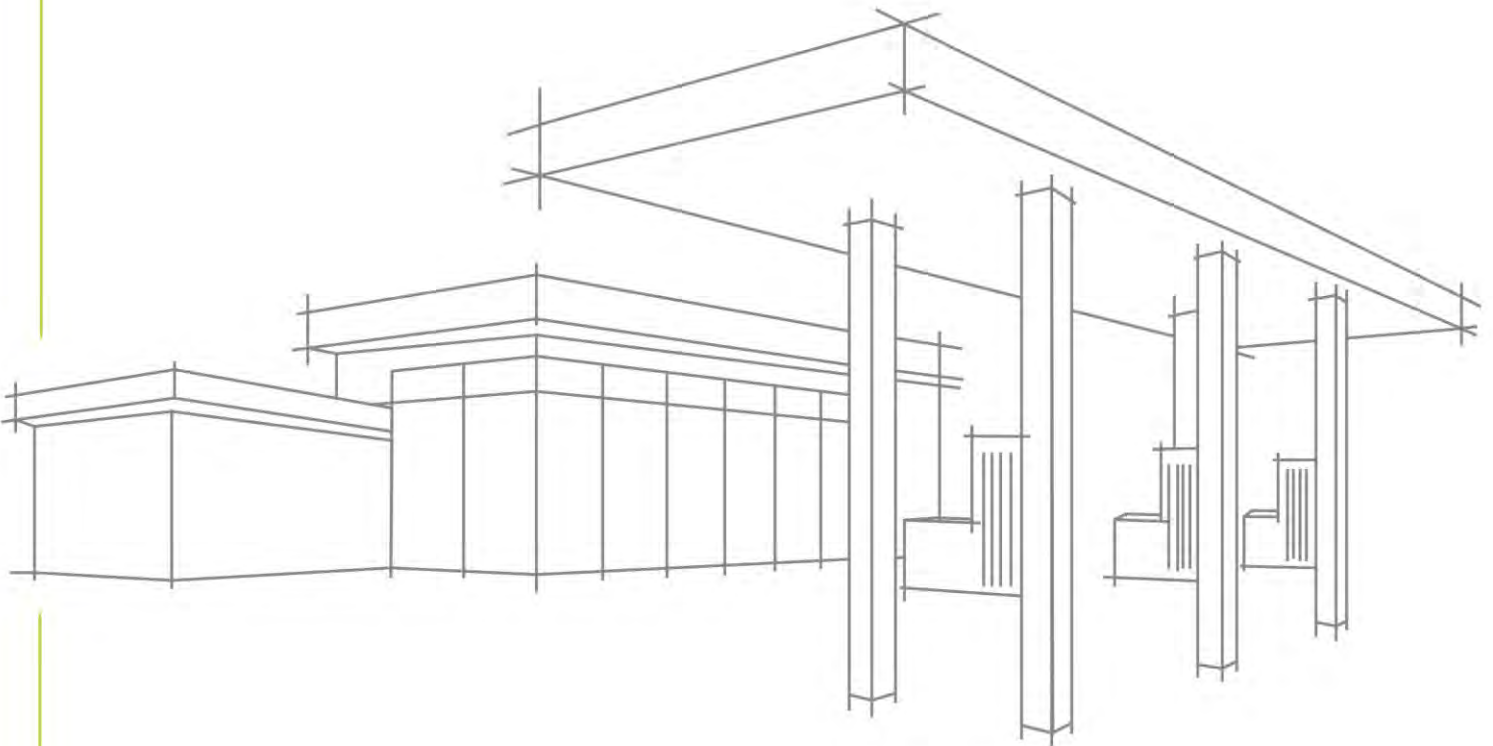
SITE BASED STORMWATER QUALITY MANAGEMENT PLAN

PORT ACCESS - CLEVELAND BAY

PLANS AND DOCUMENTS
referred to in the
SDA APPROVAL



SDA approval: APC2024/012



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PROPOSED PORT ACCESS FACILITY
PORT ACCESS PTY LTD.
TOWNSVILLE
LOT 21 CLEVELAND BAY INDUSTRIAL PARK
TOWNSVILLE QLD 4811

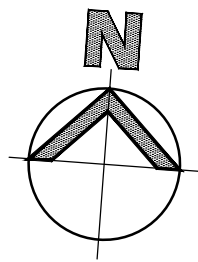
Drg No.	Drawing Title
43942	SITE SURVEY PLAN
D00	COVER SHEET
D01	LOCALITY PLAN & SITE VIEWS
D02	PROPOSED SITE PLAN
D02A	PROPOSED SITE PLAN STAGE 1
D02B	PROPOSED SITE PLAN STAGE 2
D03	PROPOSED SITE ELEVATIONS
D03A	PROPOSED SITE ELEVATIONS STAGE 1
D03B	PROPOSED SITE ELEVATIONS STAGE 2
D04	PROPOSED OFFICE BUILDING FLOOR PLAN
D05	PROPOSED OFFICE BUILDING ELEVATIONS
D06	PROPOSED WORKSHOP BUILDING FLOOR PLAN

Drg No.	Drawing Title
D07	PROPOSED WORKSHOP BUILDING ELEVATIONS
D08	PROPOSED RETAIL STORE FLOOR PLAN
D09	PROPOSED RETAIL STORE ELEVATIONS
D10	PROPOSED TRUCK CANOPY FLOOR PLAN
D11	TRUCK CANOPY ELEVATIONS
D12	PROPOSED SITE SIGNAGE PLAN
D13	CONCEPTUAL LANDSCAPE PLAN
D14	TRUCK TURNING PATH B-DOUBLE
D15	TRUCK TURNING PATH A-TRIPLE
D16	TRUCK TURNING PATH AV TANKER & SITE CIRCULATION
D17	SITE PERSPECTIVES
D18	SITE PERSPECTIVES

RPD
PROPOSED LOT 21 ON SP273456
CNR HELEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha



SITE LOCALITY PLAN
NTS



V1 – RON McCLEAN DRIVE LOOKING SOUTH-EAST
(ACROSS HIGH VOLTAGE POWER LINE CORRIDOR)



V2 – RON McCLEAN DRIVE LOOKING NORTH-EAST
(ACROSS HELEN DOWNS ROAD)

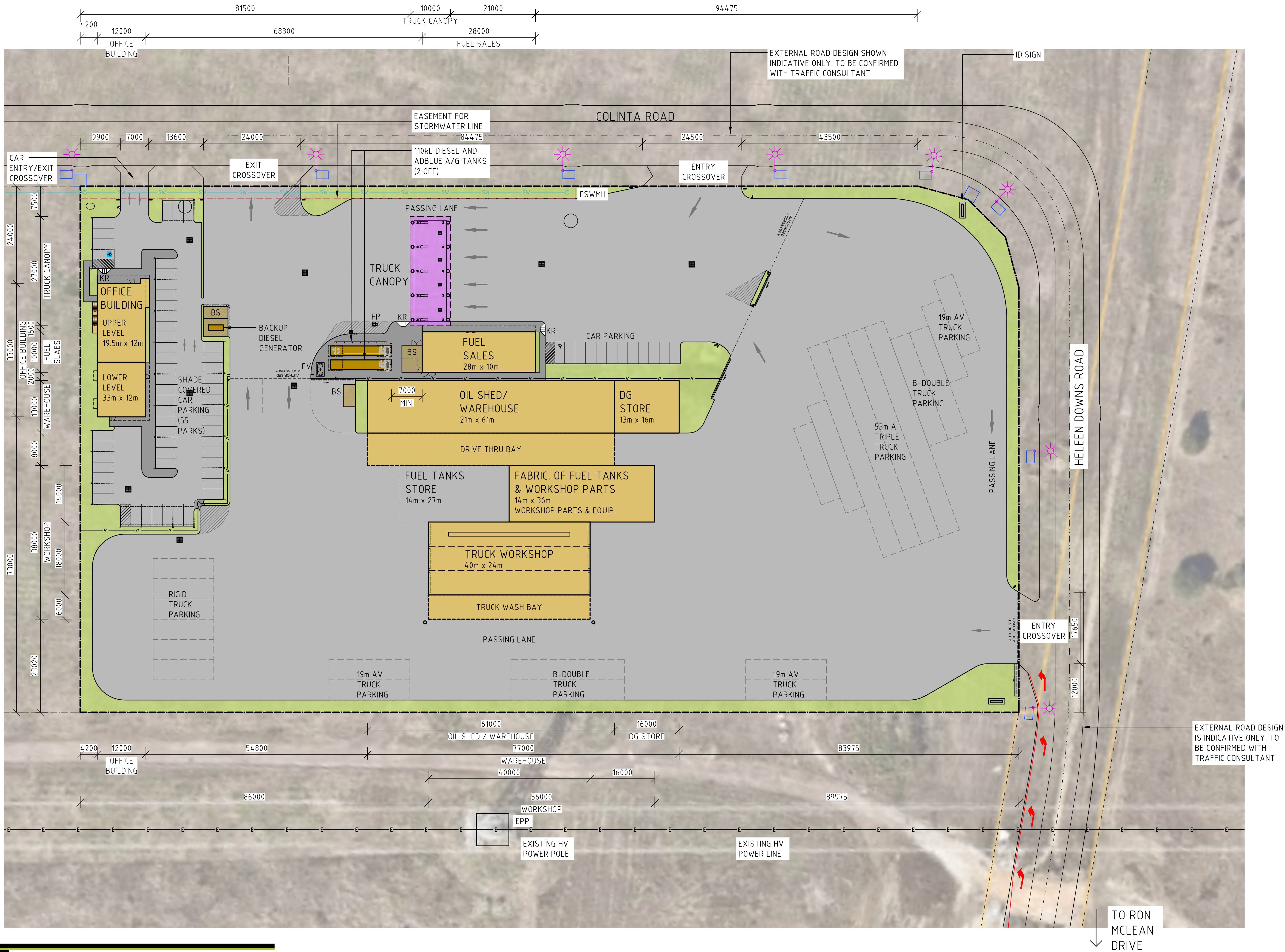


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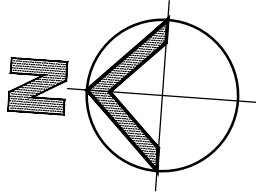
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DATE:			B	13.11.23	AW	ISSUED FOR INFORMATION					DATE CREATED 26.07.23	ORIGINAL SCALE NTS	SHEET A1	
PROFESSIONAL QUALIFICATION:												DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
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- LEGEND
- BS BIN STORE - REFER DETAIL DWGS.
 - EPP EXISTING POWER POLE - REFER SURVEY PLAN
 - ESWMH EXISTING STORMWATER MAN HOLE
 - FL FLOODLIGHT - REFER TO ELECTRICAL CONSULTANTS DWGS.
 - FP REMOTE FUEL FILL POINT - REFER FUEL DWGS.
 - FV FUEL VENT STACK - REFER FUEL DWGS.
 - KR KERB RAMP - REFER TYPICAL DETAILS
 - EXISTING ELECTRICAL PILLAR/PITS APPROXIMATELY
 - EXISTING LIGHT POLES APPROXIMATELY

DEVELOPMENT ASSESSMENT

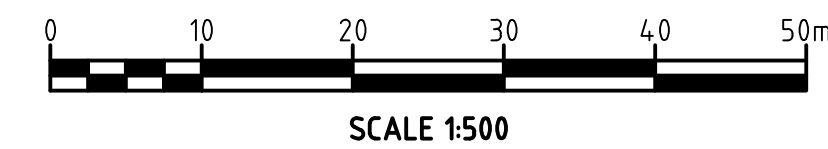
LANDSCAPE AREA: 2,805m² (9%) APPROX.

BUILDING AREAS

FUEL SALES:	280m ²
TRUCK CANOPY:	270m ²
OFFICE LOWER:	396m ²
OFFICE UPPER:	234m ²
OIL SHED/	
WAREHOUSE:	1,281m ²
DG STORE:	208m ²
FABRIC. FUEL	
TANKS &	
WORKSHOP:	504m ²
FUEL TANKS	
STORAGE:	378m ²
TRUCK	
WORKSHOP &	
TRUCK WASH:	960m ²
TOTAL AREA:	4,511m ²

CARPARKING ASSESSMENT

FUEL SALES CAR	
PARKING PROVIDED:	= 12 CARS
OFFICE CAR	
PARKING PROVIDED:	= 55 CARS





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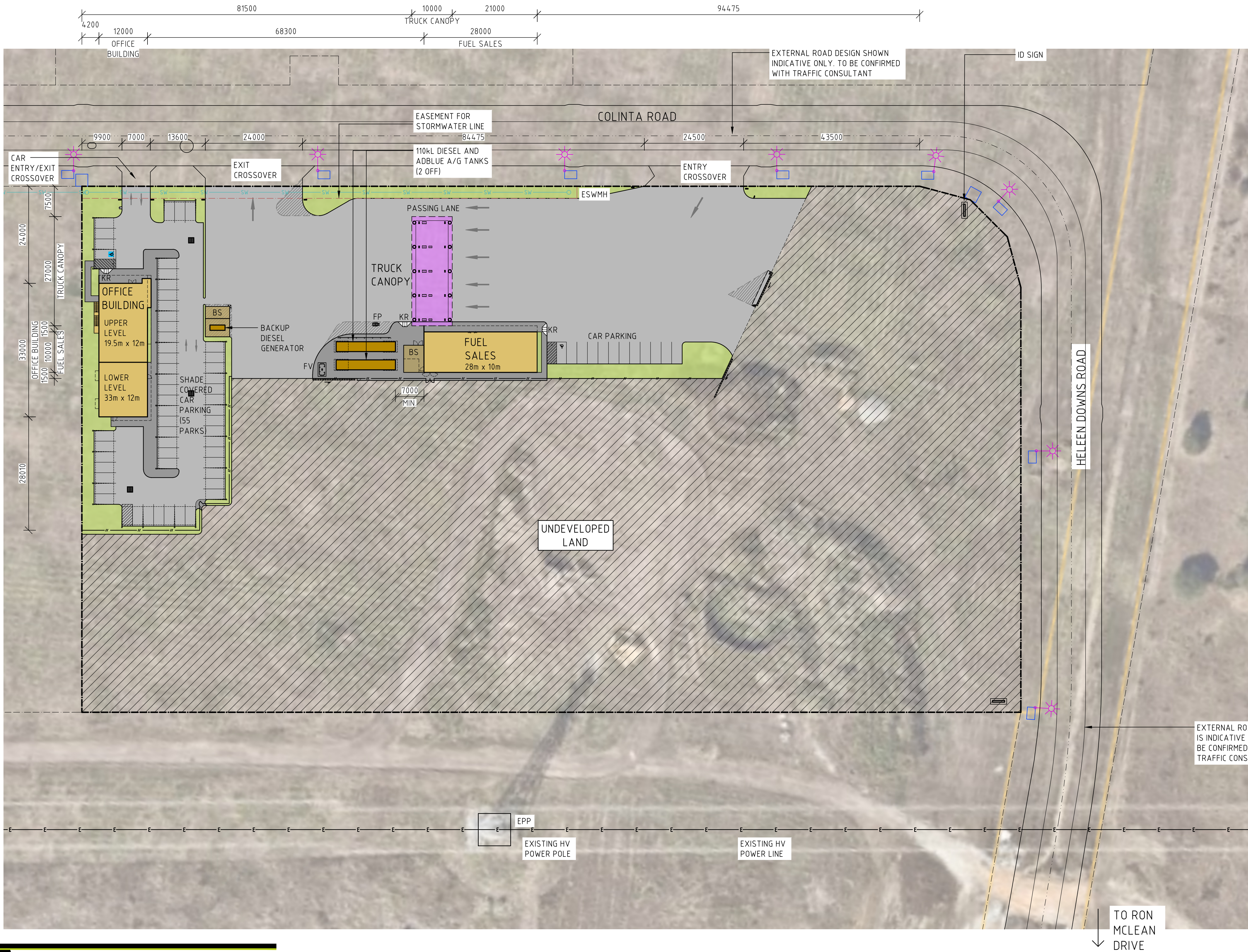
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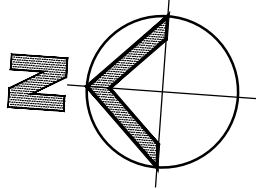
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NAME:		DATE:		B	13.11.23	AW	ISSUED FOR INFORMATION	PS		PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811		PROPOSED SITE PLAN		DA ISSUE			
PROFESSIONAL QUALIFICATION:				C	27.11.23	DGC	ISSUED FOR INFORMATION	PS									
SIGNATURE:				D	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED	PDS									
				E	16.04.25	CTD	WAREHOUSE/ WORKSHOP AMENDED	PDS	PDS								
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166 Knapp Street, Fortitude Valley QLD 4006 Australia				G	20.01.26	CZS	DA ISSUE - BUILDINGS AMENDED	PDS	PDS								
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CNR HELEEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha



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 - KR KERB RAMP - REFER TYPICAL DETAILS
 - EXISTING ELECTRICAL PILLAR/PITS APPROXIMATELY
 - EXISTING LIGHT POLES APPROXIMATELY
 - SECURITY FENCE

BUILDING AREAS

FUEL SALES:	280m ²
TRUCK CANOPY:	270m ²
OFFICE LOWER:	396m ²
OFFICE UPPER:	234m ²
TOTAL AREA:	1,180m ²

CARPARKING ASSESSMENT

FUEL SALES CAR
PARKING PROVIDED: = 12 CARS

OFFICE CAR
PARKING PROVIDED: = 55 CARS



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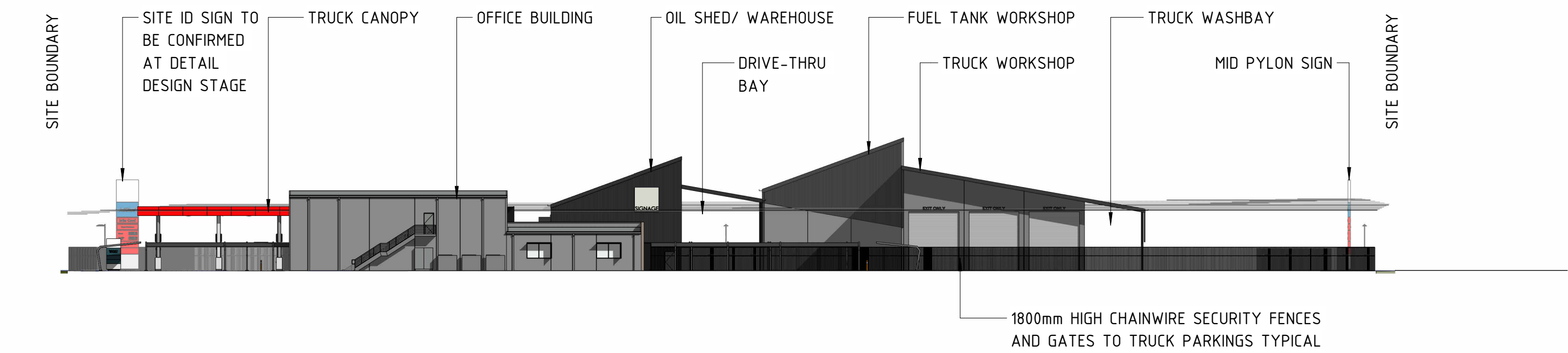
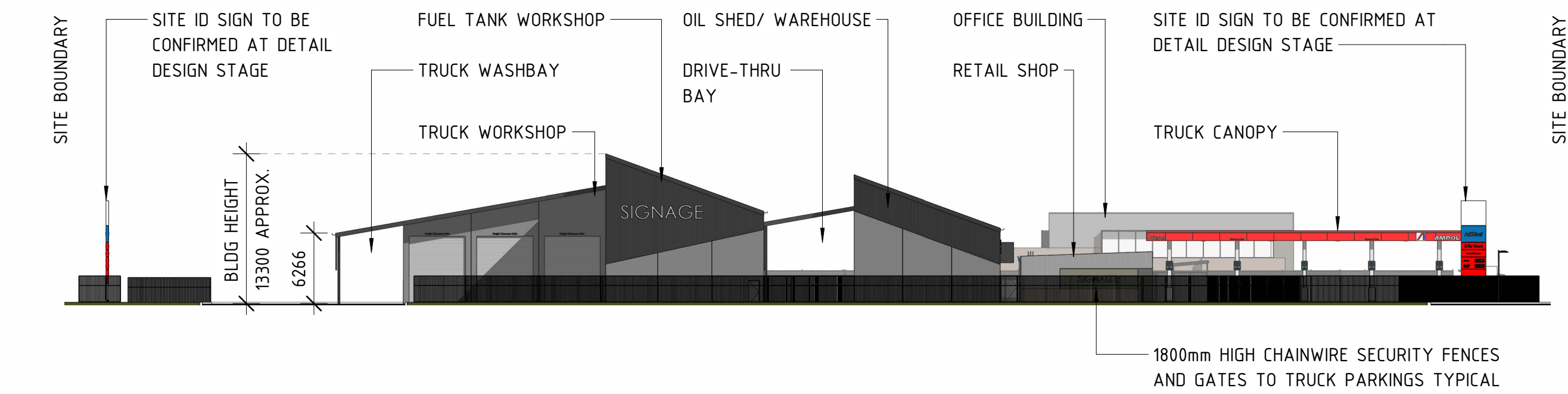
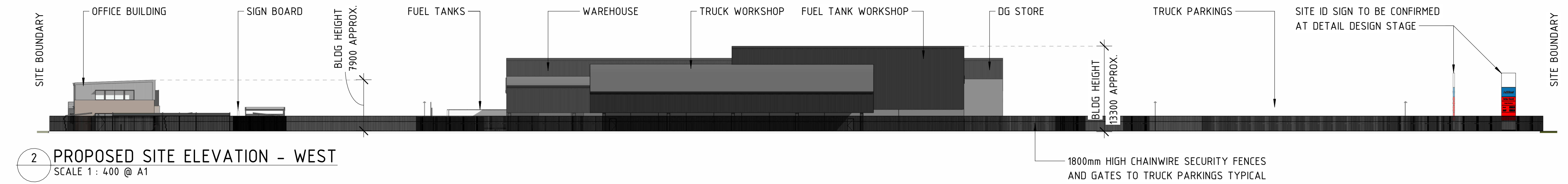
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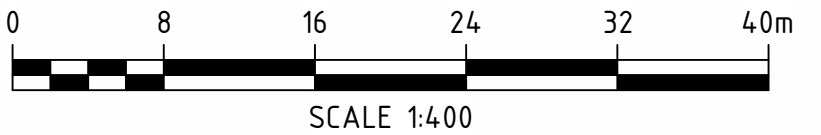


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PROFESSIONAL QUALIFICATION:				B	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED	PDS	PDS			DATE CREATED	ORIGINAL SCALE	SHEET
SIGNATURE:				C	13.11.25	CZS	ISSUED FOR CLIENT REVIEW	PDS	PDS			05.09.24	1:500	A1
				D	20.01.26	CZS	DA ISSUE - BUILDINGS AMENDED	PDS	PDS			DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
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											23043-D02A		E	



NOTE:
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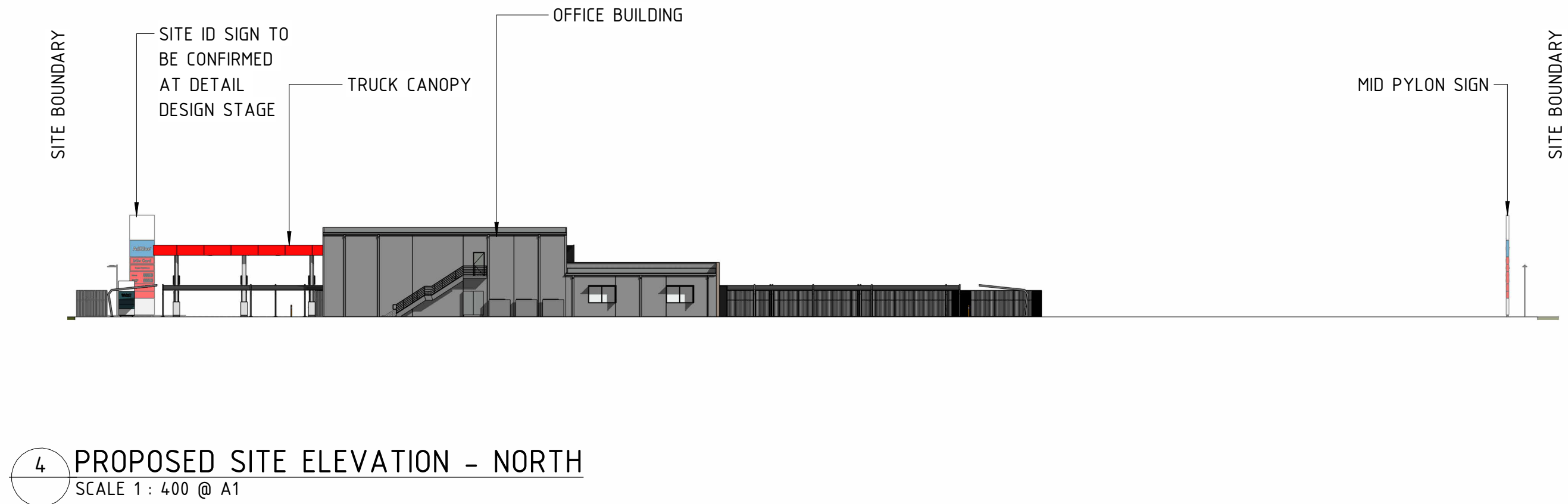
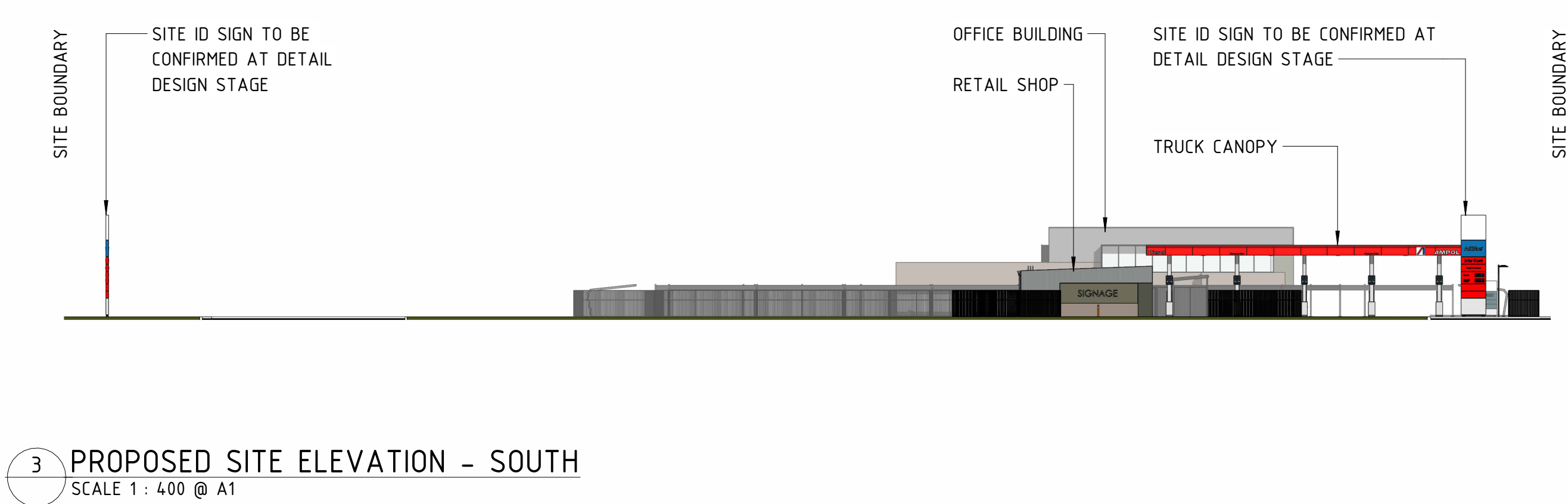
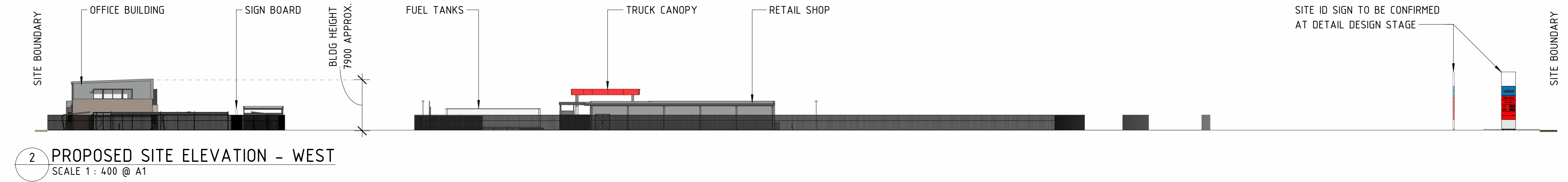
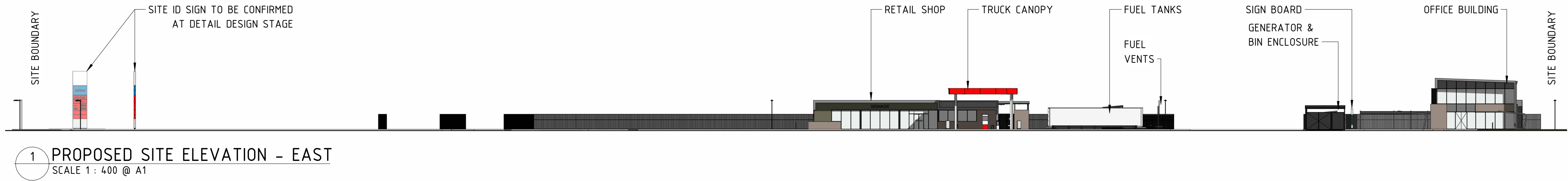
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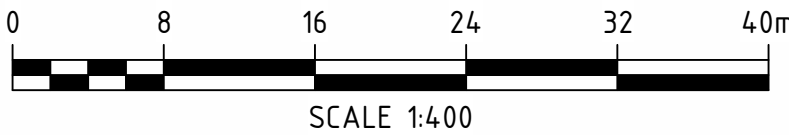
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				PROFESSIONAL QUALIFICATION:	B	13.11.23	AW	ISSUED FOR INFORMATION				PS					DATE CREATED	ORIGINAL SCALE	SHEET	
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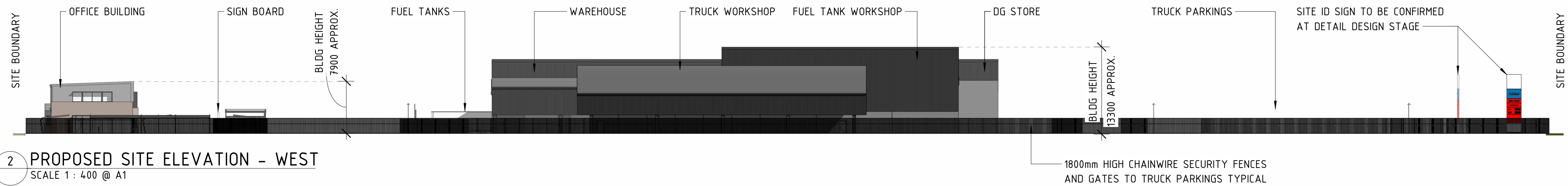
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PROJECT MANAGERS PLANNERS DESIGNERS ENGINEERS	NAME:	DATE:	A	06.09.24	CTD	ISSUED FOR INFORMATION			DGC	PDS	PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	PROPOSED SITE ELEVATIONS STAGE 1	
	PROFESSIONAL QUALIFICATION:		B	03.11.25	CZS	ISSUED FOR CLIENT REVIEW			PDS	PDS			
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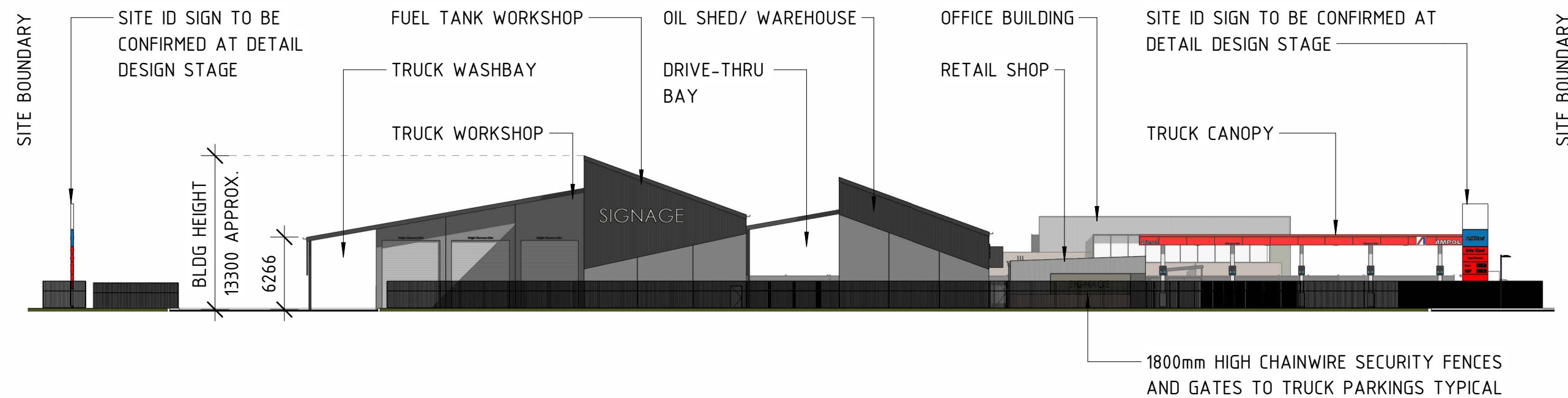
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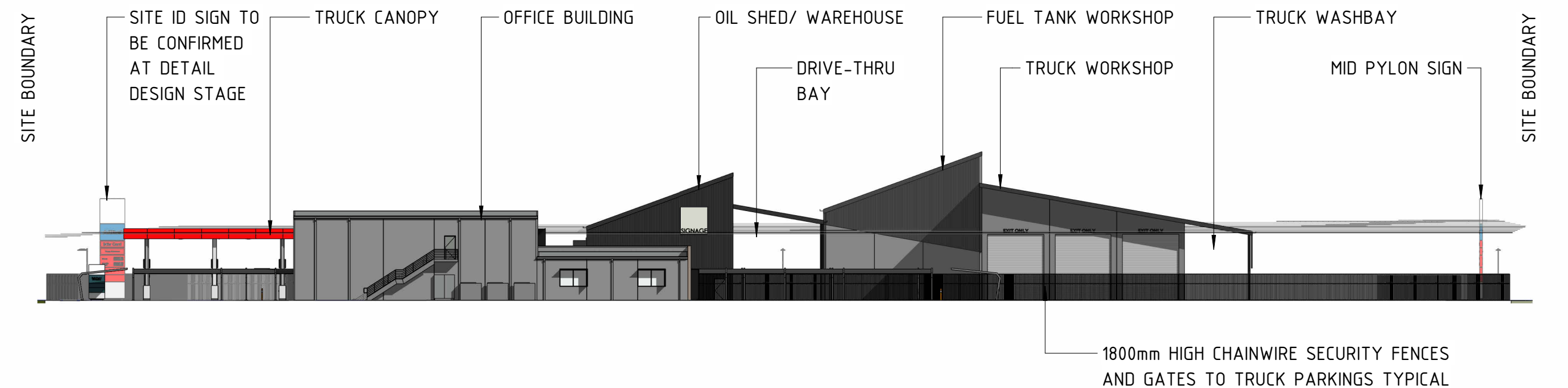
1 PROPOSED SITE ELEVATION - EAST
SCALE 1 : 400 @ A1



2 PROPOSED SITE ELEVATION - WEST
SCALE 1 : 400 @ A1

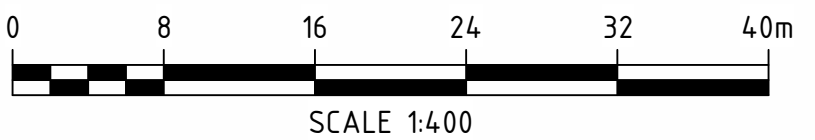


3 PROPOSED SITE ELEVATION - SOUTH
SCALE 1 : 400 @ A1



4 PROPOSED SITE ELEVATION - NORTH
SCALE 1 : 400 @ A1

NOTE:
COLOURS, FINISHES AND SIGNAGE SHOWN INDICATIVE.
TO BE CONFIRMED AT DETAIL DESIGN STAGE.





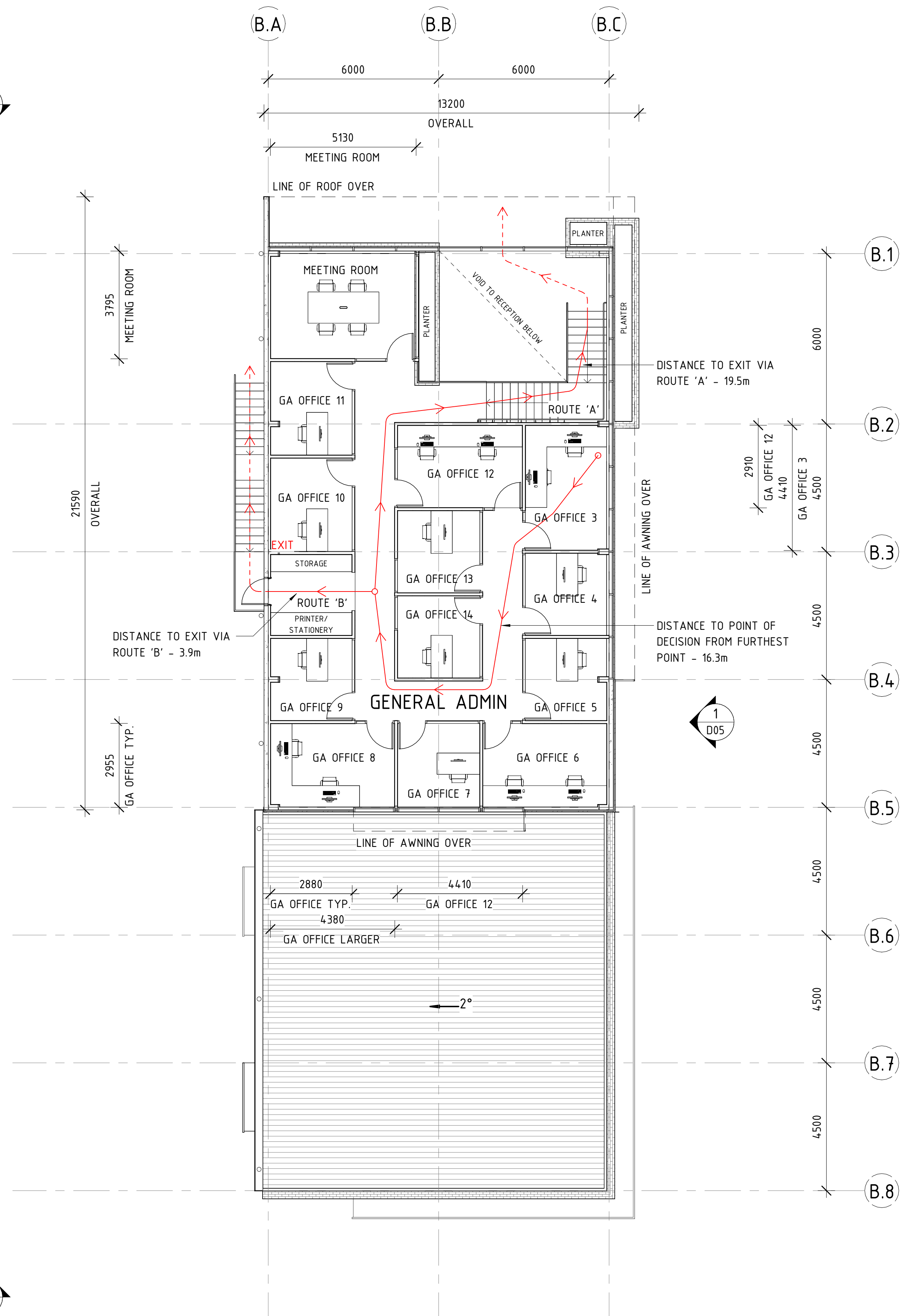
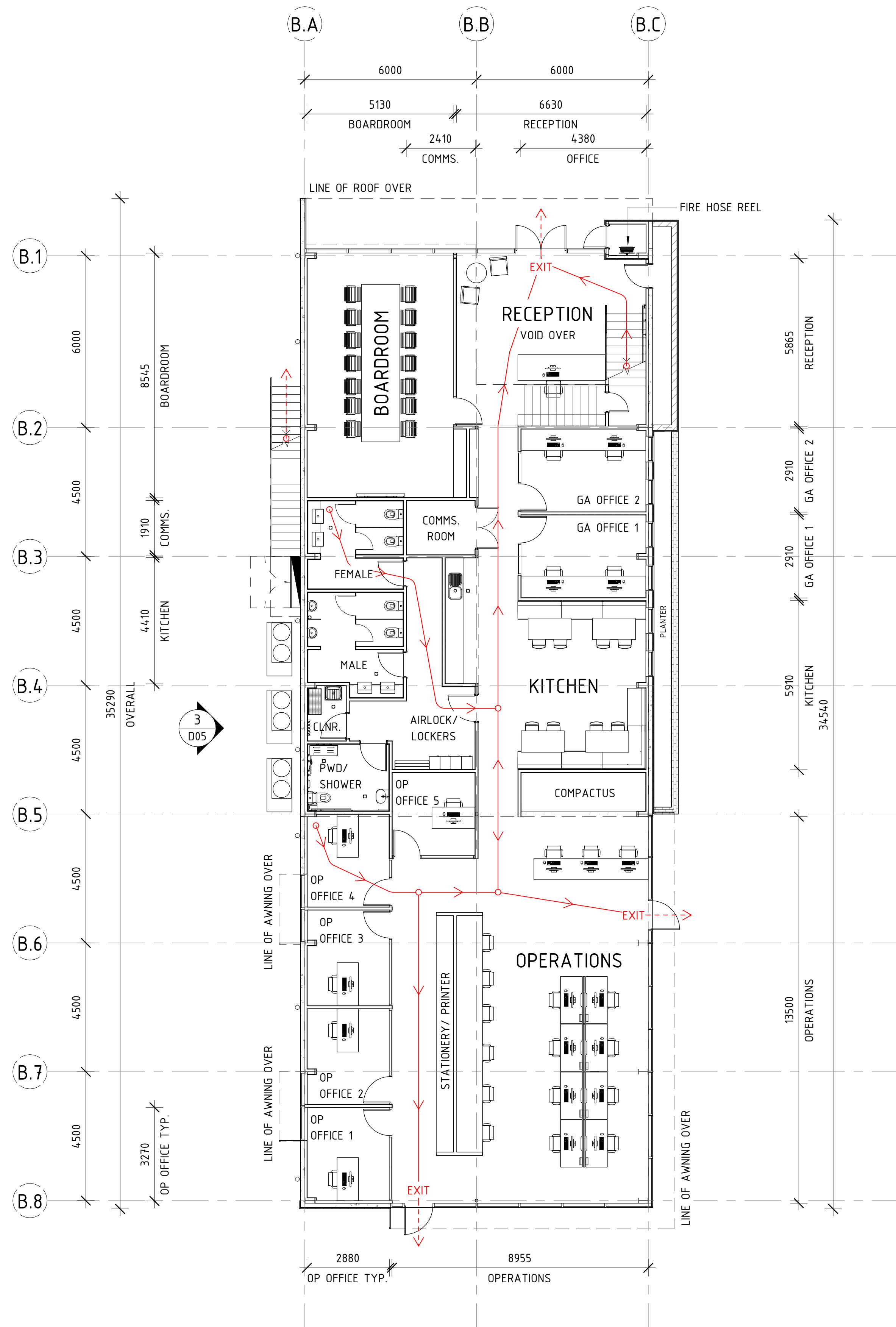
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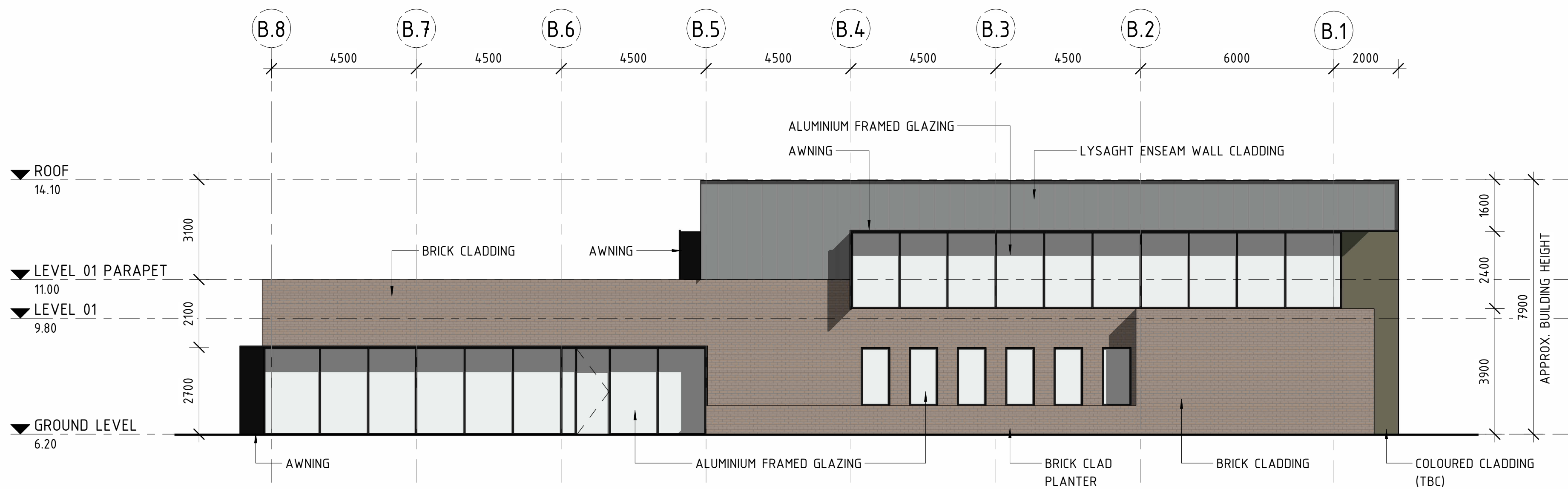
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				Head office - Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300												DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.					
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											23043 - D03B		D								



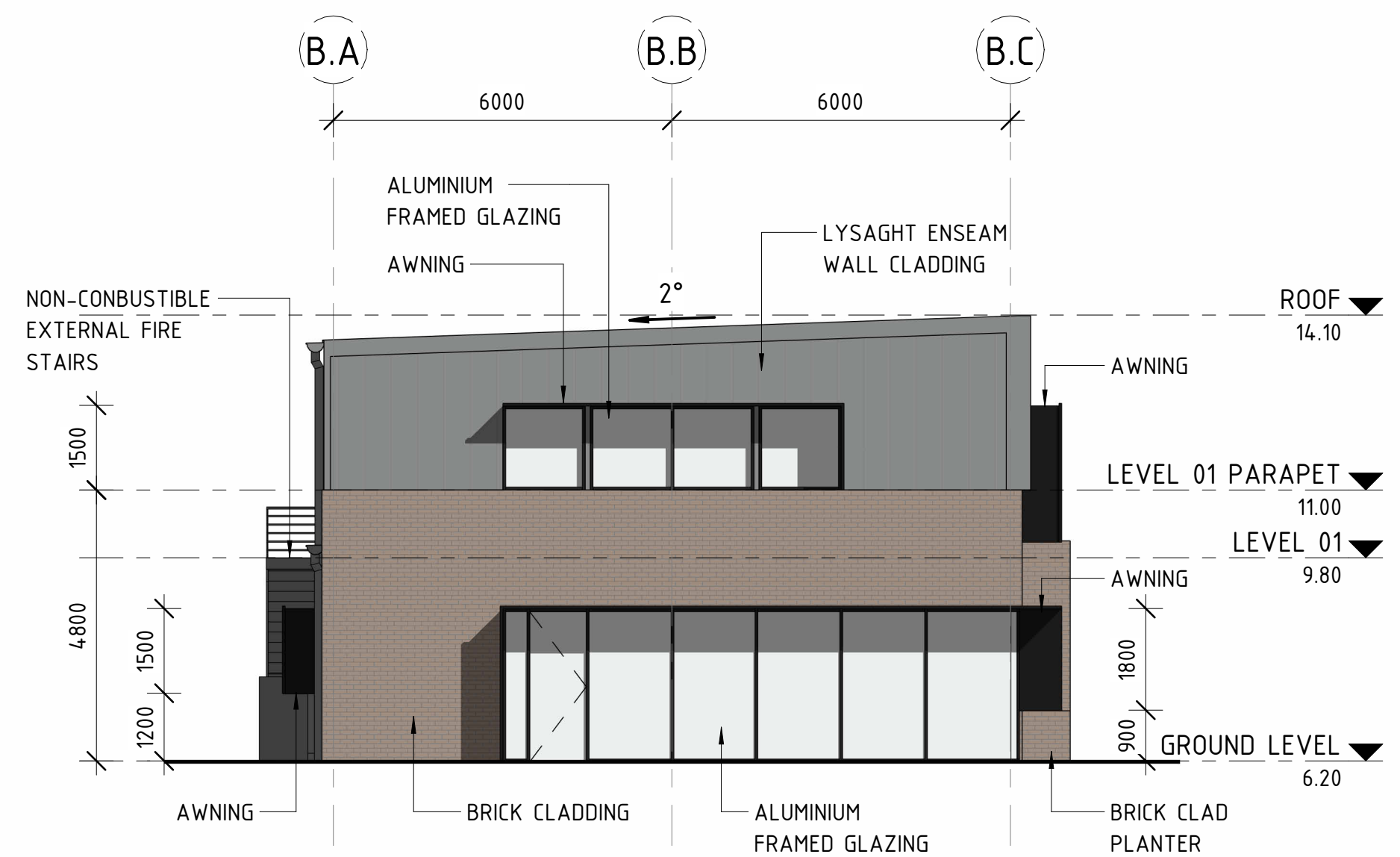
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SIGNATURE:	E	29.07.25	CTD	RE-DESIGN ISSUED FOR CLIENT REVIEW
	F	04.09.25	CTD	LAYOUT UPDATE
	G	01.10.25	CZS	UPDATE TO FIRST FLOOR & EGRESS
Head office - Brisbane	H	03.11.25	CZS	ISSUED FOR CLIENT REVIEW
166 Knapp Street, Fortitude Valley QLD 4006 Australia	J	20.01.25	CZS	DA ISSUE - BUILDING AMENDMENTS
Email: enquiry@tfa.com.au	K	10.02.25	CZS	DA ISSUE - BUILDING AMENDMENTS
Ph: 61 7 3854 2900				
Aust Wide: 1300 794 300				

CHK	APP	PROJECT DETAILS
PS		PROPOSED MAIN FACILITY
PS		PORT ACCESS PTY LTD.
PS		LOT 21
PS		CLEVELAND BAY INDUSTRIAL PARK
PS		TOWNSVILLE, QLD, 4811
PDS	PDS	
PDS	PDS	
PDS	PDS	

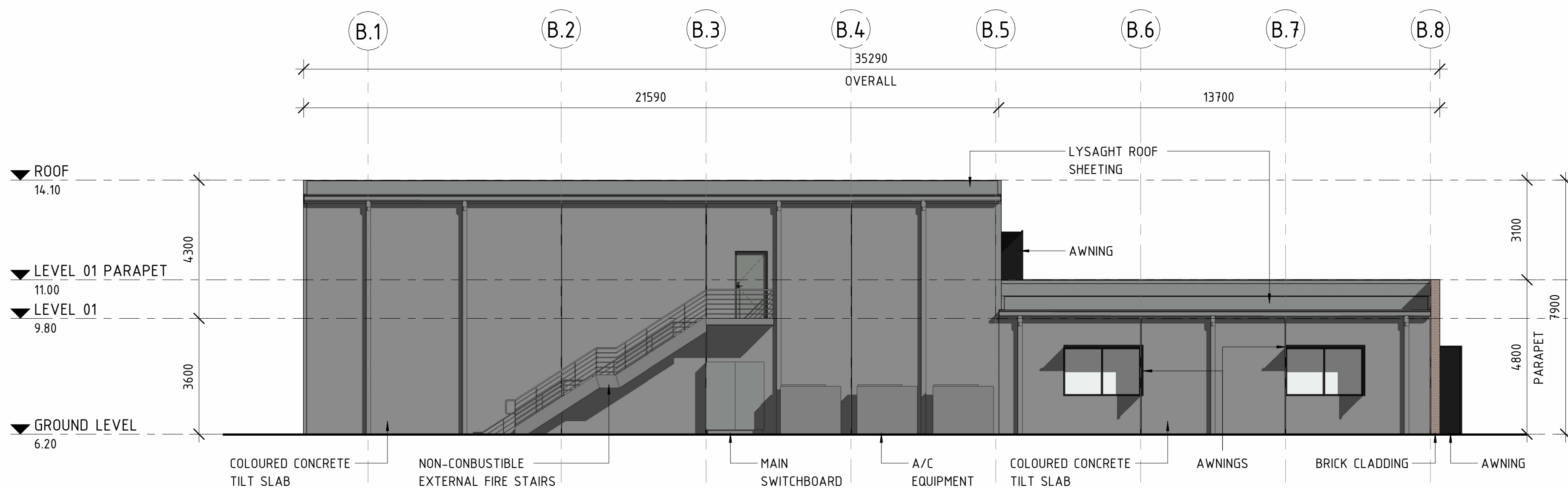
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PROPOSED OFFICE BUILDING	PRELIMINARY
FLOOR PLAN	
DATE CREATED	ORIGINAL SCALE
18.10.23	1 : 100
DRAWING NO	REV
23043 - D04	K



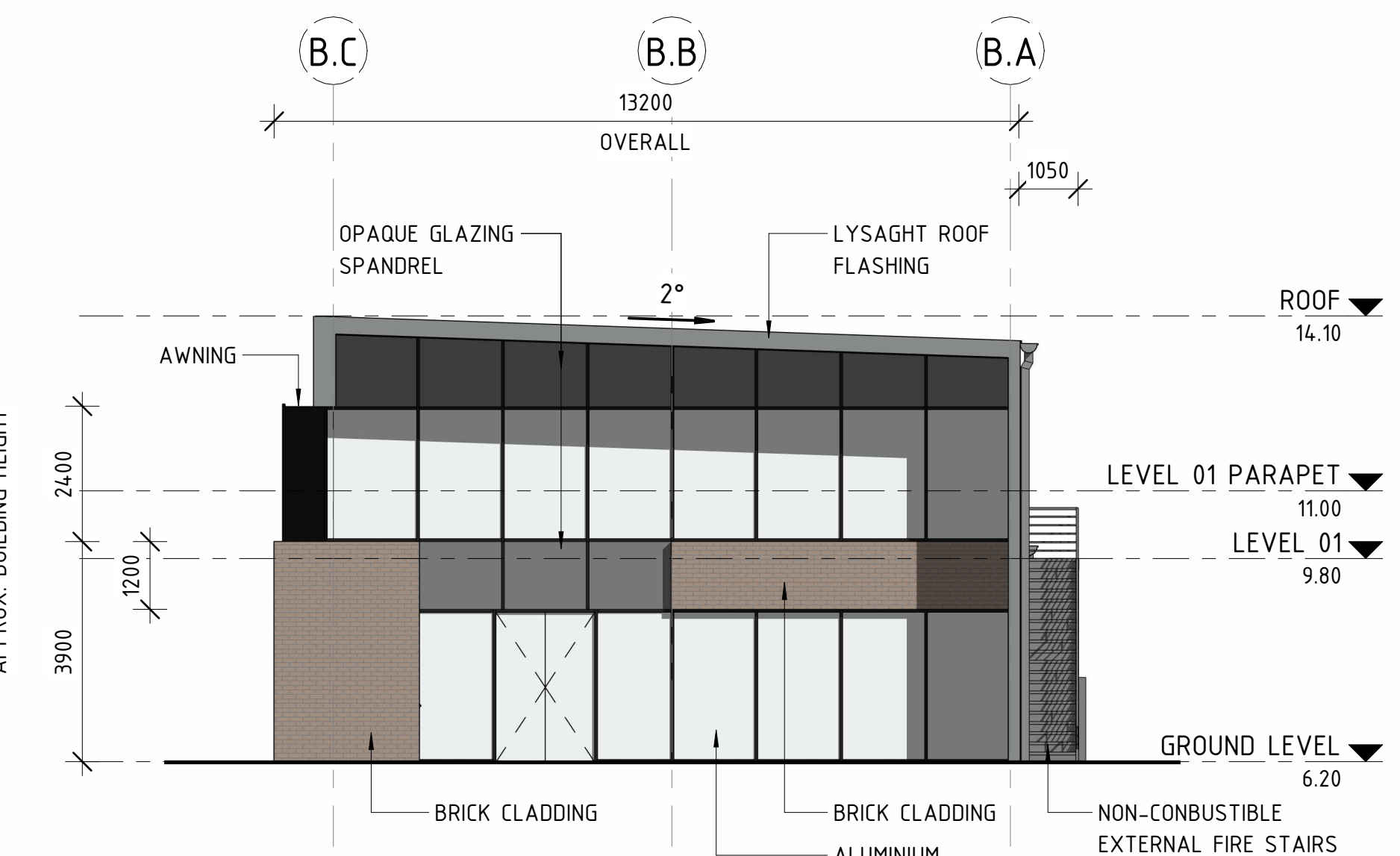
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D04 SCALE 1 : 100 @ A1



2 PROPOSED OFFICE BUILDING ELEVATION - WEST
D04 SCALE 1 : 100 @ A1

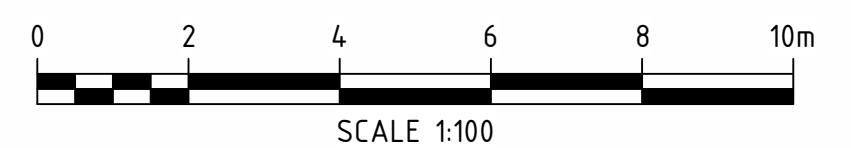


3 PROPOSED OFFICE BUILDING ELEVATION - NORTH
D04 SCALE 1 : 100 @ A1



4 PROPOSED OFFICE BUILDING ELEVATION - EAST
D04 SCALE 1 : 100 @ A1

NOTES:
COLOURS, FINISHES AND SIGNAGE INDICATIVE.
TO BE CONFIRMED AT DETAIL DESIGN STAGE.



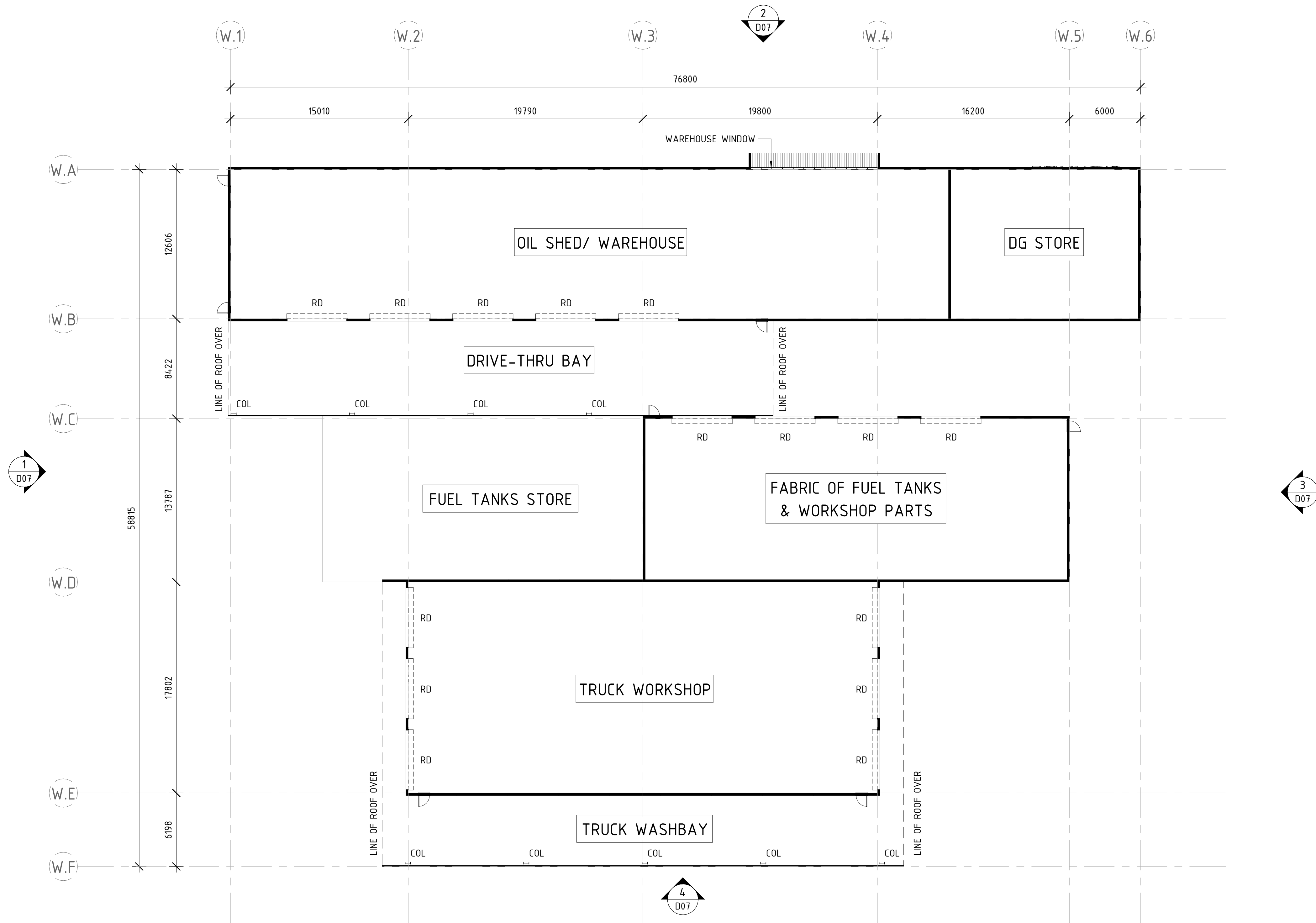
BOARD OF ARCHITECTS OF QUEENSLAND: 4690
NSW ARCHITECTS REGISTRATION BOARD: 10787
ARCHITECTS REGISTRATION BOARD OF VICTORIA: 800738
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DRAWING ISSUE APPROVAL				REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS				
NAME:		DATE:		A	03.11.23	AW	ISSUED FOR INFORMATION			PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	PROPOSED OFFICE BUILDING ELEVATIONS	PRELIMINARY				
PROFESSIONAL QUALIFICATION:			B	13.11.23	AW	ISSUED FOR INFORMATION	PS					DATE CREATED	ORIGINAL SCALE	SHEET		
SIGNATURE:			C	03.11.25	CZS	ISSUED FOR CLIENT REVIEW	PDS	PDS				18.10.23	1 : 100	A1		
			D	20.01.25	CZS	DA ISSUE - BUILDING AMENDMENTS	PDS	PDS				DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.				
			E	10.02.25	CZS	DA ISSUE - BUILDING AMENDMENTS	PDS	PDS				DRAWING NO			REV	
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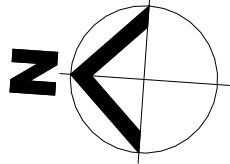


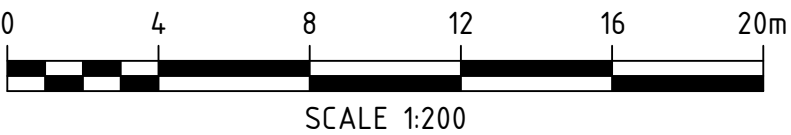
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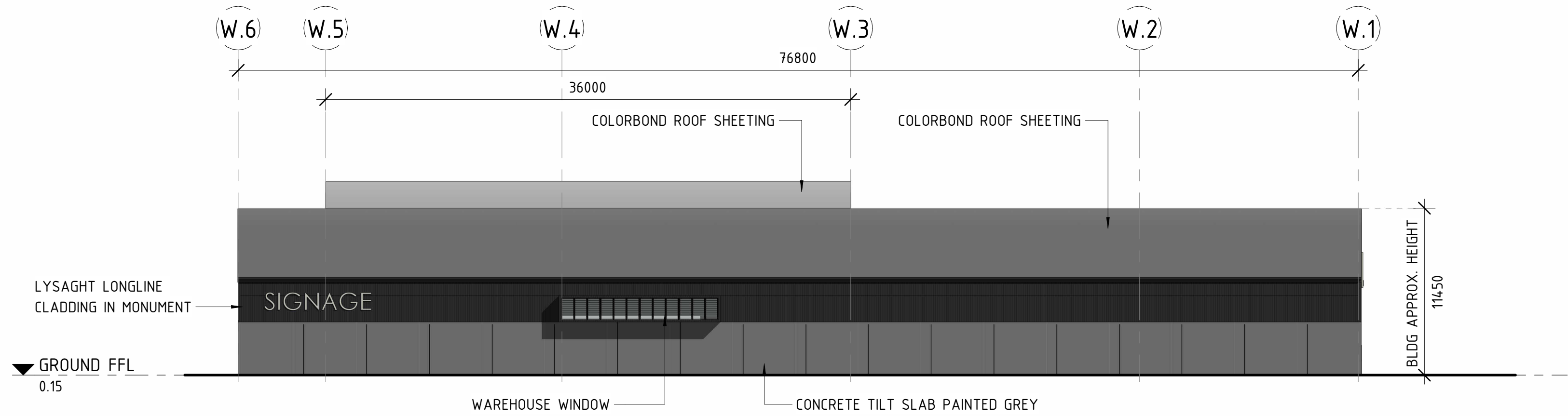
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BOARD OF VICTORIA : 800738

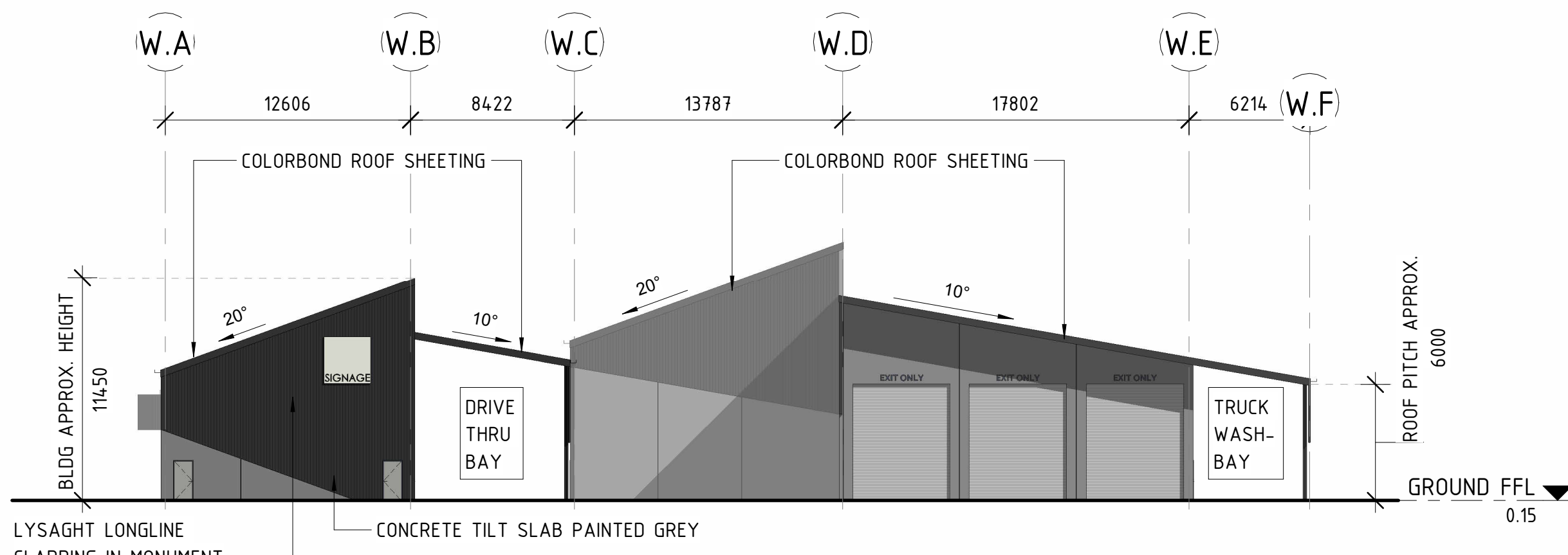




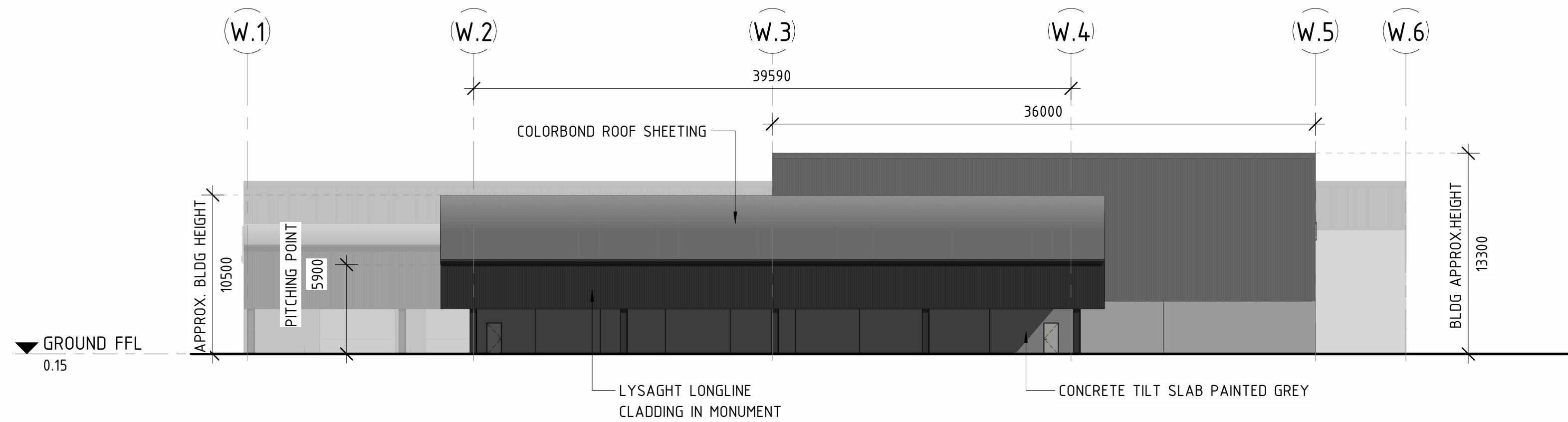
DRAWING ISSUE APPROVAL													REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS		DRAWING TITLE			STATUS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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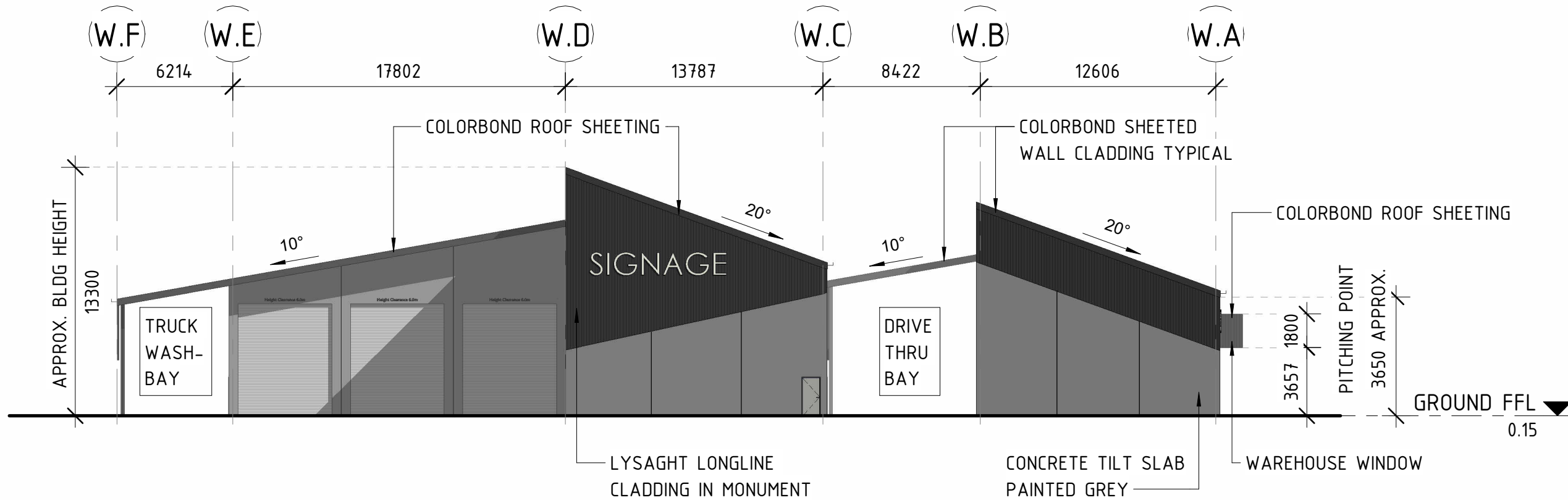
2 WORKSHOP ELEVATION - EAST
D06 SCALE 1 : 250 @ A1



1 WORKSHOP ELEVATION - NORTH
D06 SCALE 1 : 250 @ A1

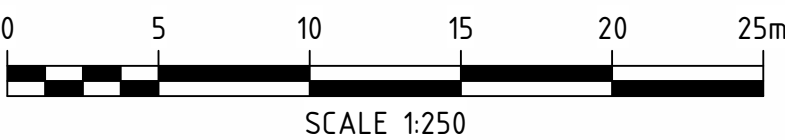


4 WORKSHOP ELEVATION - WEST
D06 SCALE 1 : 250 @ A1



3 WORKSHOP ELEVATION - SOUTH
D06 SCALE 1 : 250 @ A1

NOTES:
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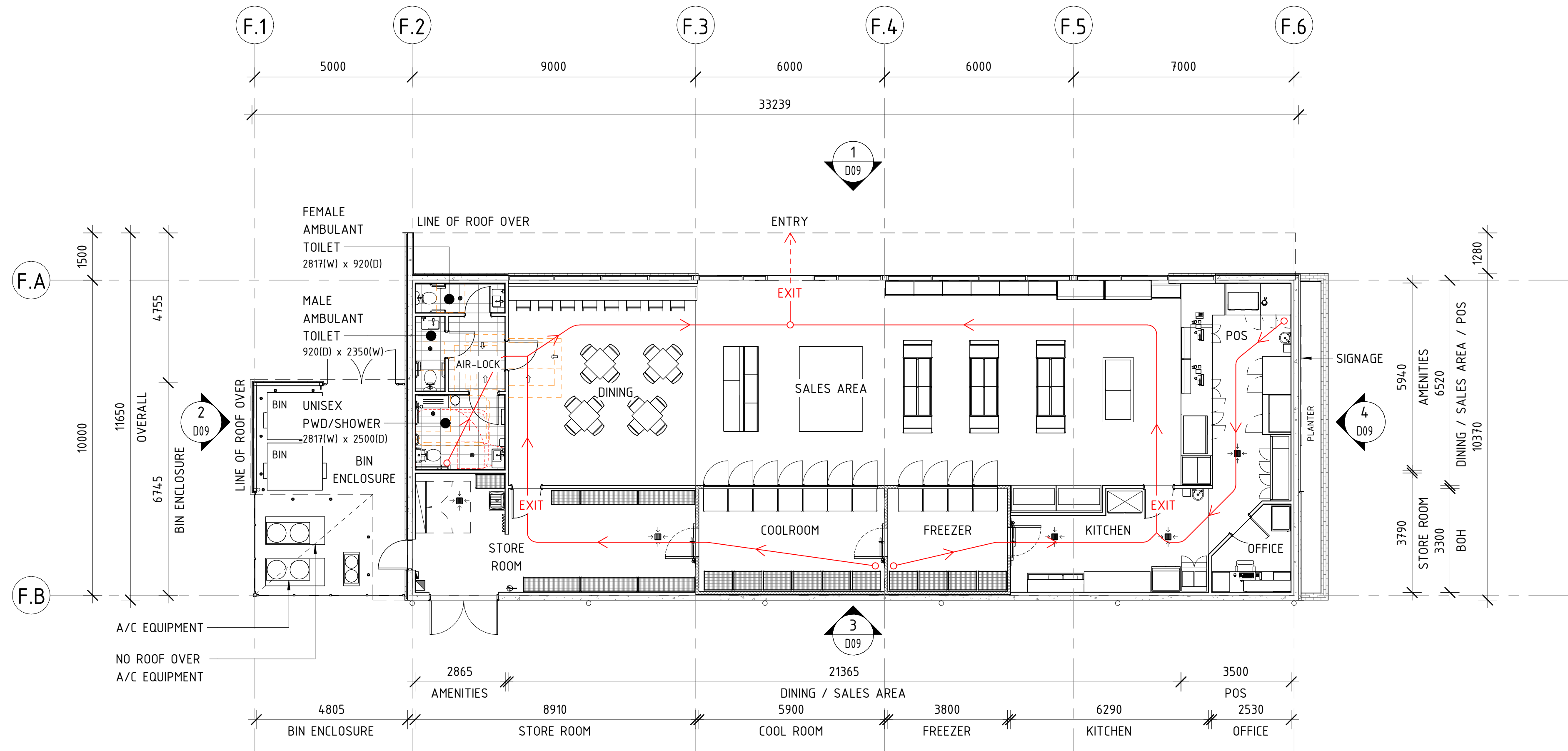
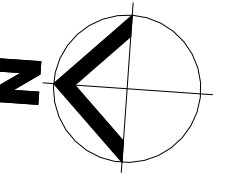
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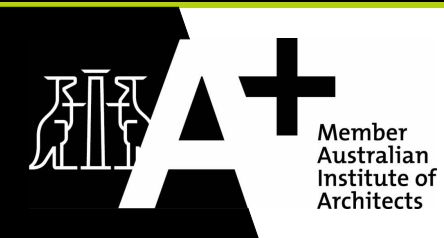


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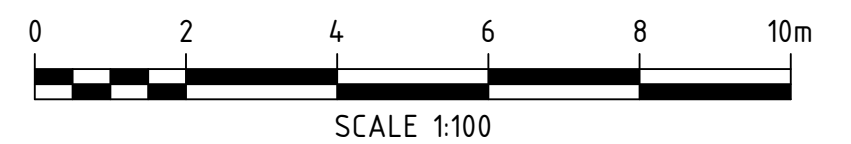
PROJECT MANAGERS PLANNERS DESIGNERS ENGINEERS				DRAWING ISSUE APPROVAL		REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS		
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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION					DATE CREATED 18.10.23	ORIGINAL SCALE 1 : 250	SHEET A1
				SIGNATURE:		Head office – Brisbane Ph: 61 7 3854 2900 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300			DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.							
						DRAWING NO		REV								
													23043	D07	B	



1 PROPOSED RETAIL STORE FLOOR PLAN
SCALE 1 : 100 @ A1



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REV	DATE	BY	DESCRIPTION
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B	13.11.23	AW	ISSUED FOR INFORMATION
C	29.10.25	CZS	ISSUED FOR CLIENT REVIEW
D	31.10.25	SLM	ISSUED FOR CLIENT REVIEW
E	20.01.26	CZS	DA ISSUE - BUILDING AMENDMENTS
F	10.02.26	CZS	DA ISSUE - BUILDING AMENDMENTS

CHK	APP
PS	
PDS	PDS
PDS	PDS
PDS	PDS
PDS	PDS

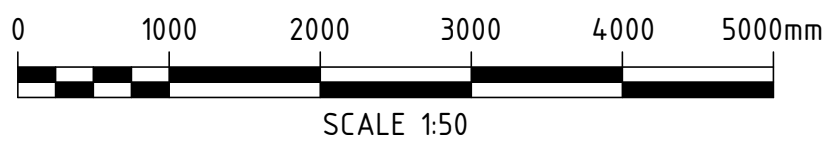
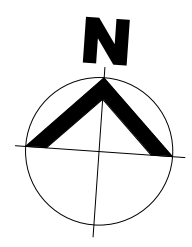
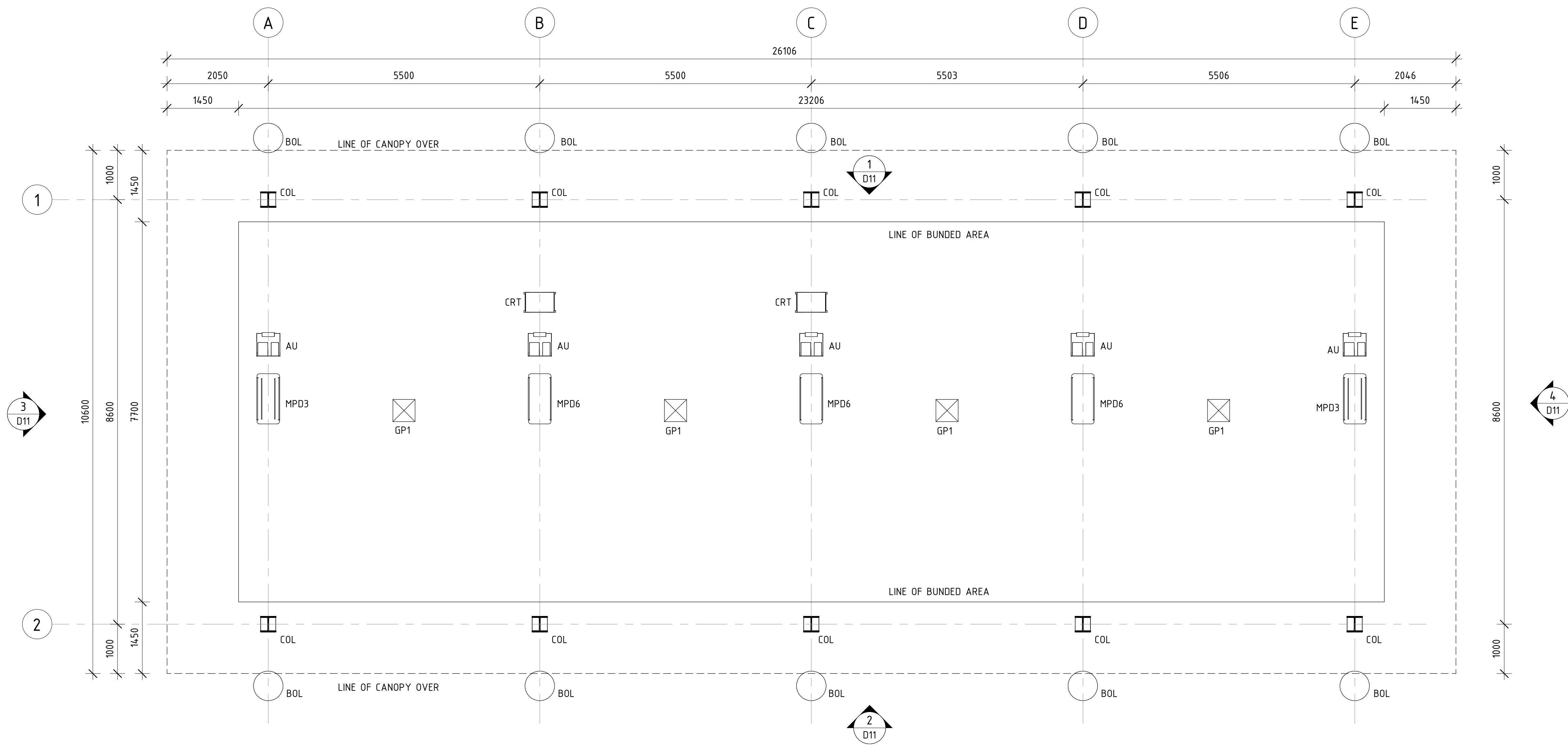
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PROPOSED PORT ACCESS FACILITY
PORT ACCESS PTY LTD.
LOT 21
CLEVELAND BAY INDUSTRIAL PARK
TOWNSVILLE, QLD, 4811

DRAWING TITLE
PROPOSED RETAIL STORE
FLOOR PLAN

STATUS
PRELIMINARY

DATE CREATED	ORIGINAL SCALE	SHEET
19.10.23	1 : 100	A1
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DRAWING NO	REV	
23043 - D08	F	

LEGEND	
ID	DESCRIPTION
AU	AMENITIES UNIT
BOL	BOLLARD
COL	COLUMN TO ENGINEER'S DETAILS
GP1	GULLY PIT - OILY WATER
MPD3	DISPENSER - 3 HOSE
MPD6	DISPENSER - 6 HOSE





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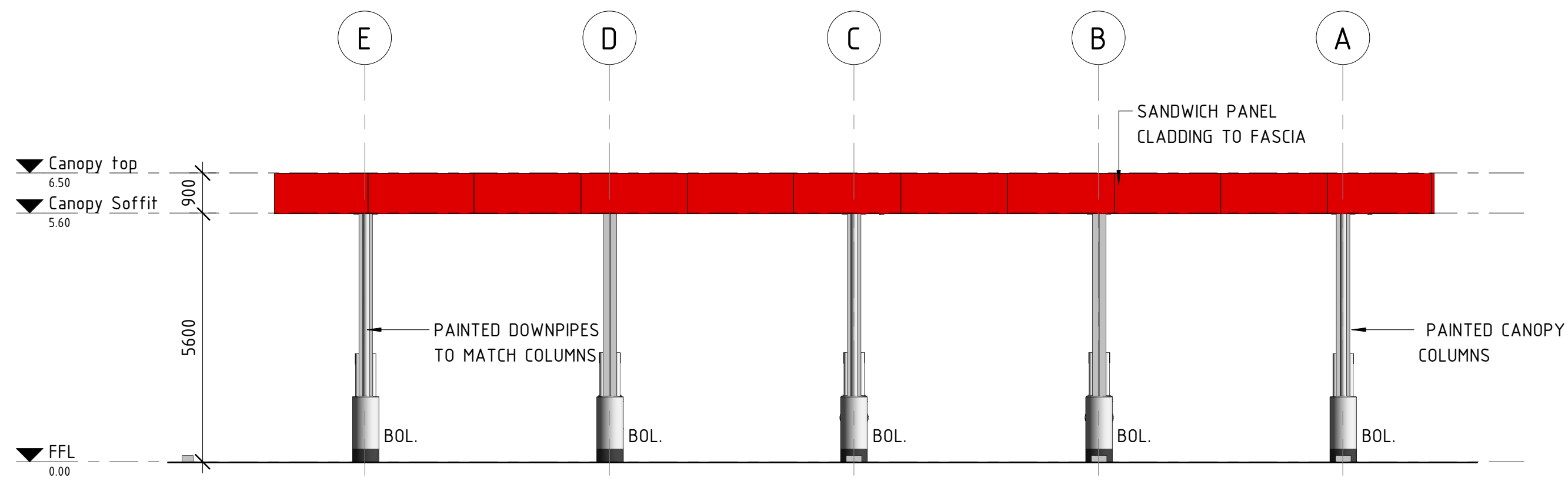
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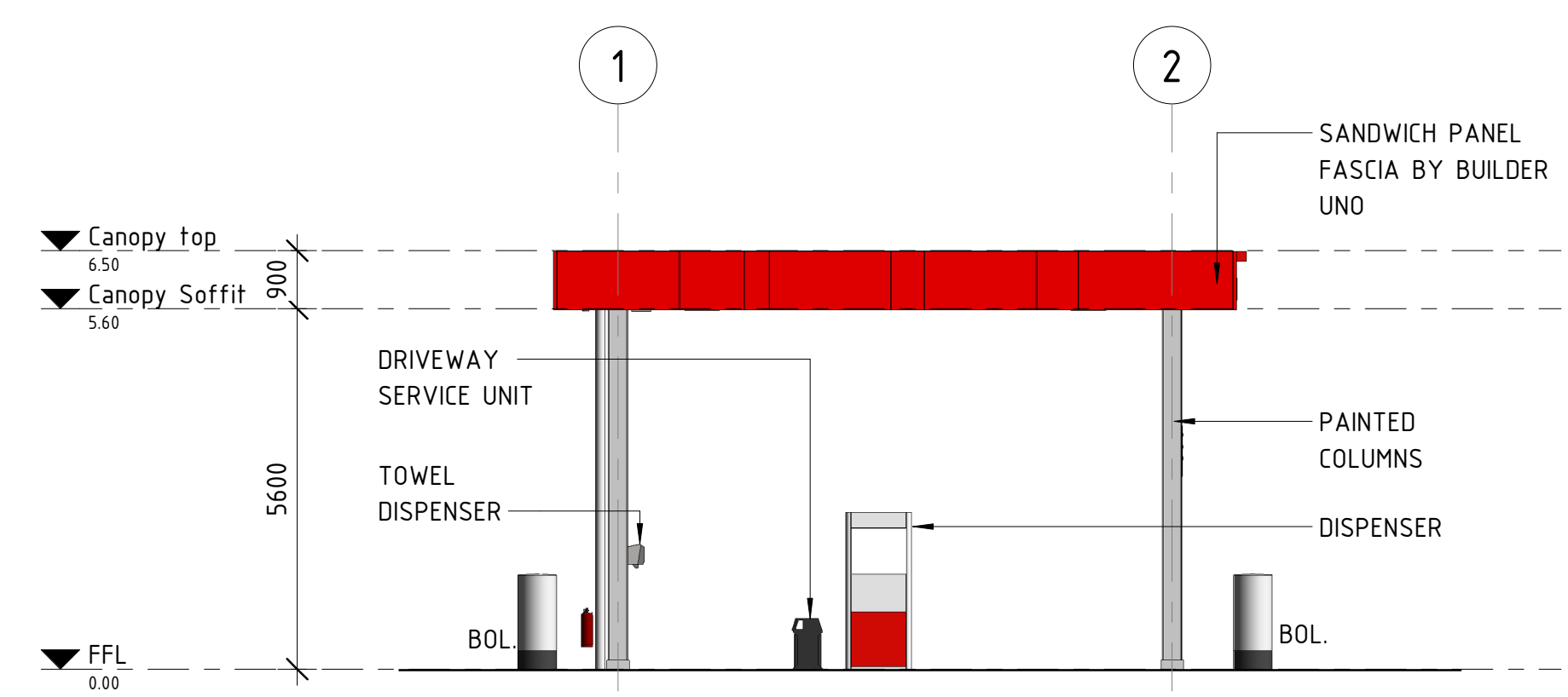
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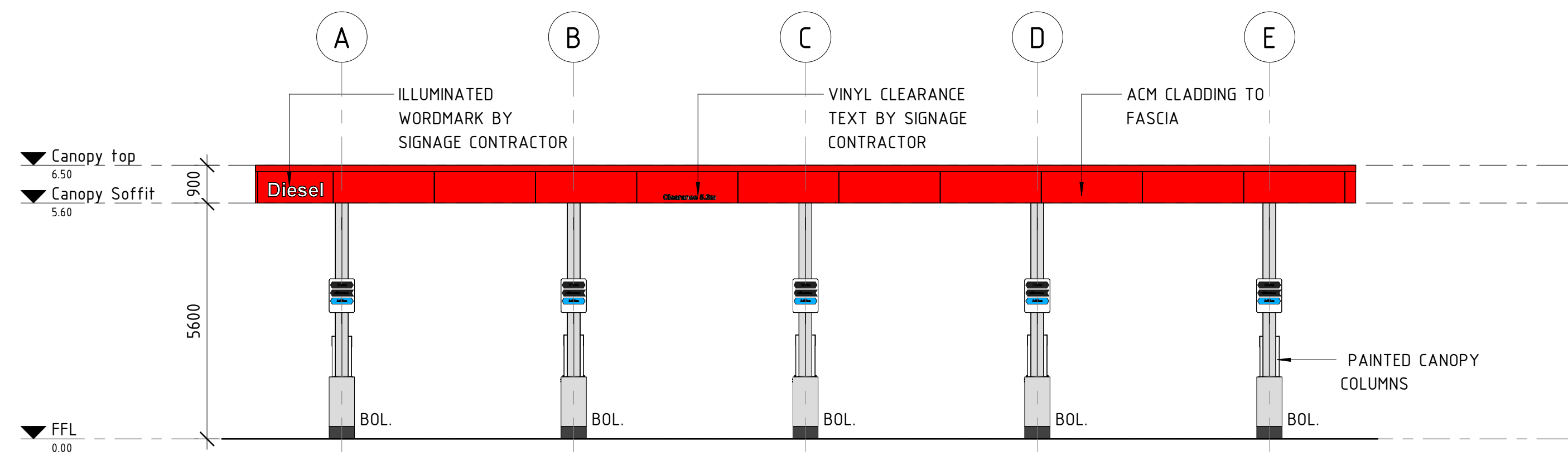
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			C	23.11.23	DGC	ISSUED FOR INFORMATION					19.10.23	As indicated	A1				
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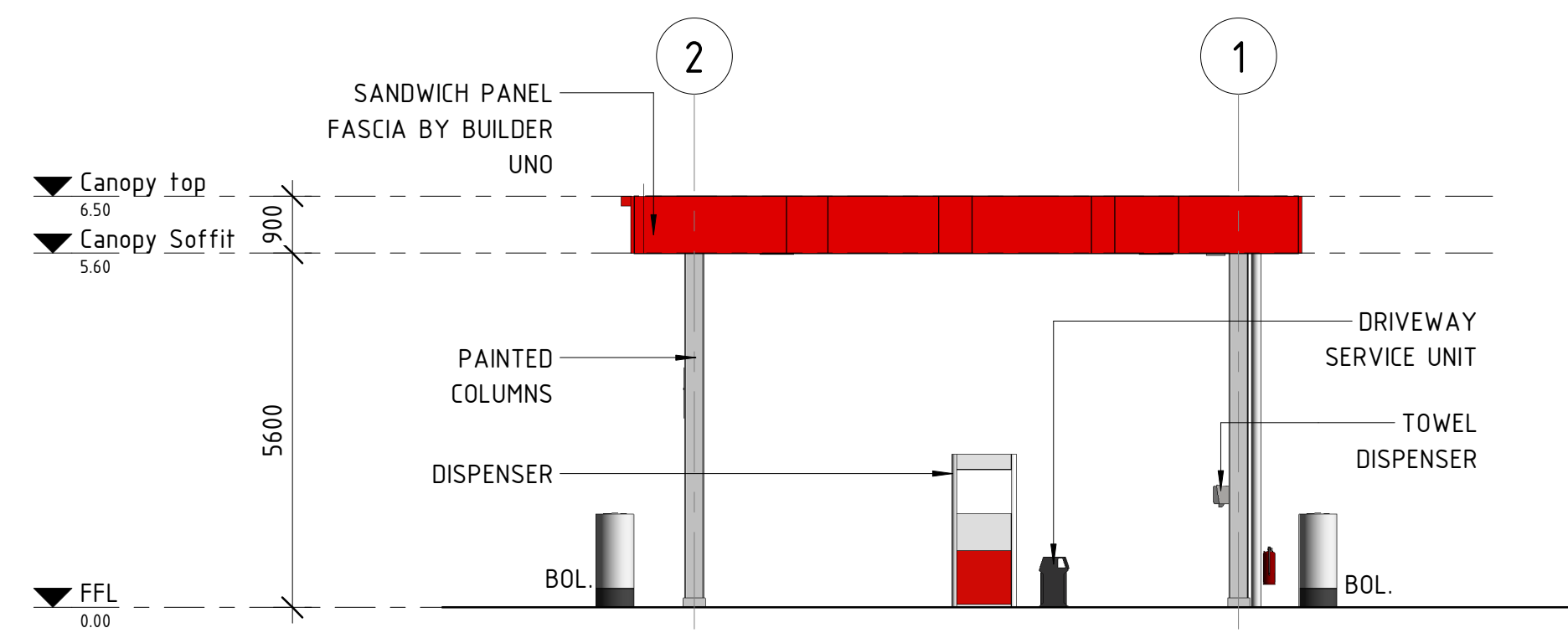
1 CANOPY ELEVATION - NORTH
D10 SCALE 1 : 100 @ A1



3 CANOPY ELEVATION - WEST
D10 SCALE 1 : 100 @ A1



2 CANOPY ELEVATION - SOUTH
D10 SCALE 1 : 100 @ A1



4 CANOPY ELEVATION - EAST
D10 SCALE 1 : 100 @ A1

NOTES:
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0 2 4 6 8 10m
SCALE 1:100



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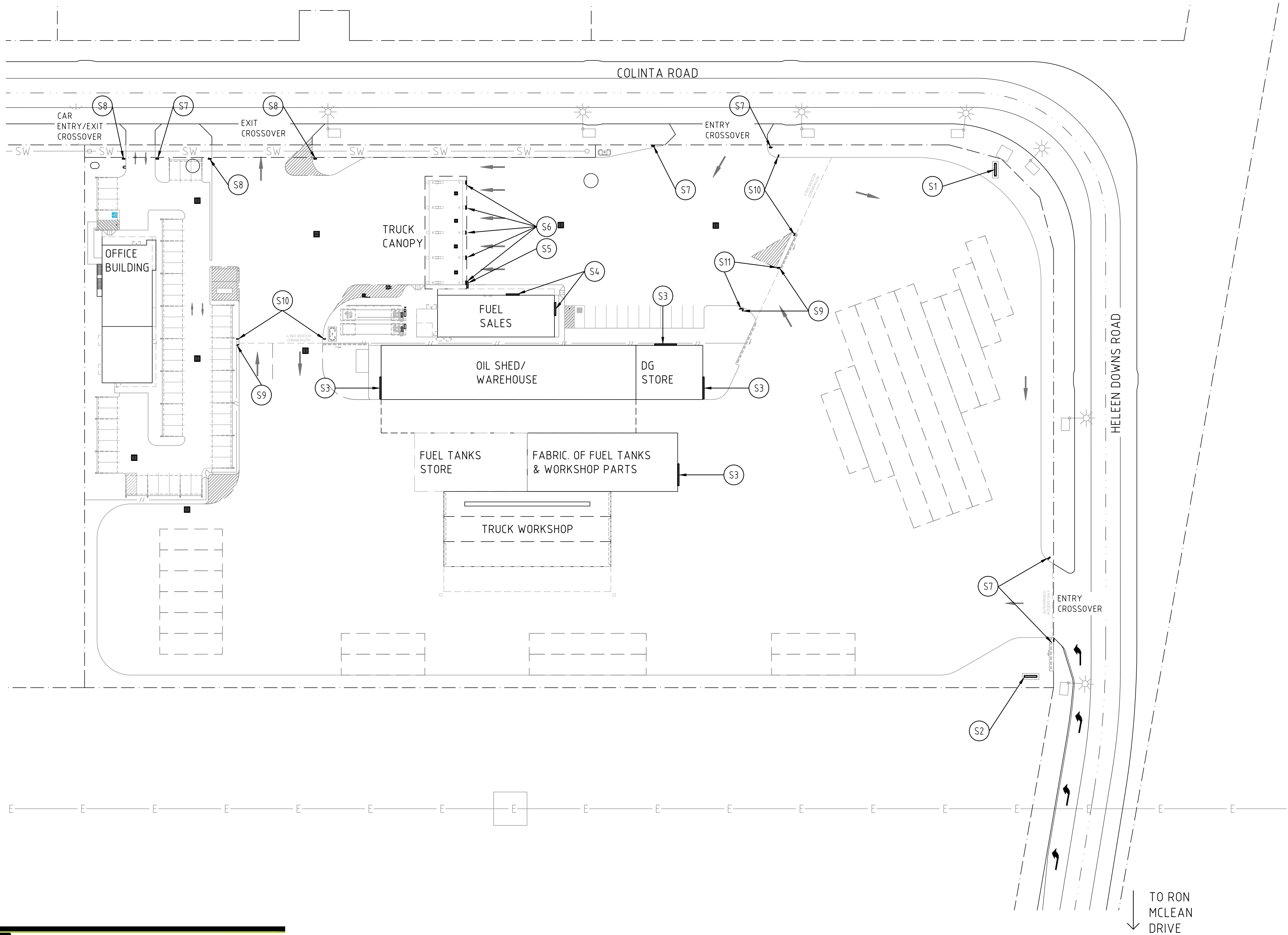
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				PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION					PS				DATE CREATED 19.10.23	ORIGINAL SCALE 1 : 100	SHEET A1		
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																DRAWING NO 23043				REV D11		C



RPD
PROPOSED LOT 21 ON SP273456
CNR HELEEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

NOTES

1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

SIGNAGE SCHEDULE

- 'S1' PRIMARY 12m SITE ID PRICE SIGN
'S2' SECONDARY 9m SITE ID PRICE SIGN
'S3' GENERIC WALL SIGNAGE TO BE CONFIRMED
'S4' FUEL SALES SHOP SIGNAGE TO BE CONFIRMED
'S5' CANOPY DIESEL SIGNAGE
'S6' PRODUCT LEADERBOARDS WITH BOLLARD SUPPORT
'S7' ENTRY DIRECTIONAL SIGNAGE
'S8' EXIT DIRECTIONAL SIGNAGE
'S9' GIVEWAY SIGN TO LOCAL AUTHORITY REQUIREMENTS
'S10' AUTHORISED ACCESS ONLY SIGNAGE
'S11' 'NO ENTRY' SIGNAGE



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	SIGNATURE:			C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED					PDS								
				D	13.11.25	CZS	ISSUED FOR CLIENT REVIEW					PDS	PDS							
				E	20.01.26	CZS	DA ISSUE - BUILDINGS AMENDED					PDS	PDS							
	Head office - Brisbane Ph: 61 7 3854 2900			F	10.02.26	CZS	DA ISSUE - BUILDINGS AMENDED					PDS	PDS							
	166 Knapp Street, Fortitude Valley QLD 4006 Australia																			
	Email: enquiry@tfa.com.au Aust Wide: 1300 794 300																			

PROP LOT AREAS: 3.0ha

1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 4394/21 REV 'B' DATED 23/06/2023.
2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.

1. NOT FOR TENDER OR CONSTRUCTION.
2. THE SITE CONTAINS NO SIGNIFICANT EXISTING VEGETATION WITHIN THE SITE.
3. THIS DRAWING IS INTENDED AS A CONCEPTUAL LANDSCAPE LAYOUT DRAWING ONLY.
4. AT THE OPERATIONAL WORKS STAGE, A FULLY DETAILED LANDSCAPE PLAN WILL BE SUBMITTED, ALONG WITH ALL RELEVANT DETAILS & SPECIES, WITH AN EMPHASIS ON DROUGHT HARDY & LOCALLY SIGNIFICANT SPECIES, IN COMPLIANCE WITH PLANNING SCHEME POLICIES.
5. AREAS AROUND ENTRANCES, EXITS & PEDESTRIAN CROSSING POINTS ARE TO CONSIST OF LOW SHRUBS & GROUNDCOVERS TO ENABLE GOOD VISIBILITY & SAFE MOVEMENT OF VEHICLES & PEDESTRIANS.
6. LANDSCAPE PLANTINGS ARE TO BE VERIFIED WHEN DETAILED DESIGN LOCATES PROPOSED UNDERGROUND SERVICE LINES.
7. ALL PAVEMENT AREAS ARE TO HAVE A 150mm MAX CONTINUOUS CONCRETE KERB BARRIER TO LANDSCAPE AREAS.
8. LANDSCAPING MEANS THE TREATMENT OF PREMISES FOR THE PURPOSES OF ENHANCING OR PROTECTING THE AMENITY OF A SITE AND THE SURROUNDING LOCALITY, INCLUDING, BUT NOT LIMITED TO, THE USE OF SCREENING BY FENCES, PLANTING OF TREES, HEDGES, SHRUBS AND GRASS, LAND FORMATIONS, TERRACES, GARDENS, SEATING, RUBBISH BINS, SHADE STRUCTURES, LIGHTING & PLAYGROUNDS.

	GROUNDCOVER PLANTING FOR GOOD & SAFE VISIBILITY AROUND VEHICLE ENTRANCES, EXIT, PARKING AND PEDESTRIAN CROSSINGS
	GARDEN BEDS CONSISTING OF GROUNDCOVERS, SHRUBS & FEATURE TREES. HEDGE PLANTING TO BE USED TO RESTRICT PEDESTRIAN MOVEMENTS WHERE REQUIRED.
	FEATURE TREE PLANTING AMONGST GARDEN BEDS & GRASSED AREAS ARE INDICATIVE ONLY. FINAL SPECIES & SPACING TO BE DETERMINED AT DETAIL DESIGN.

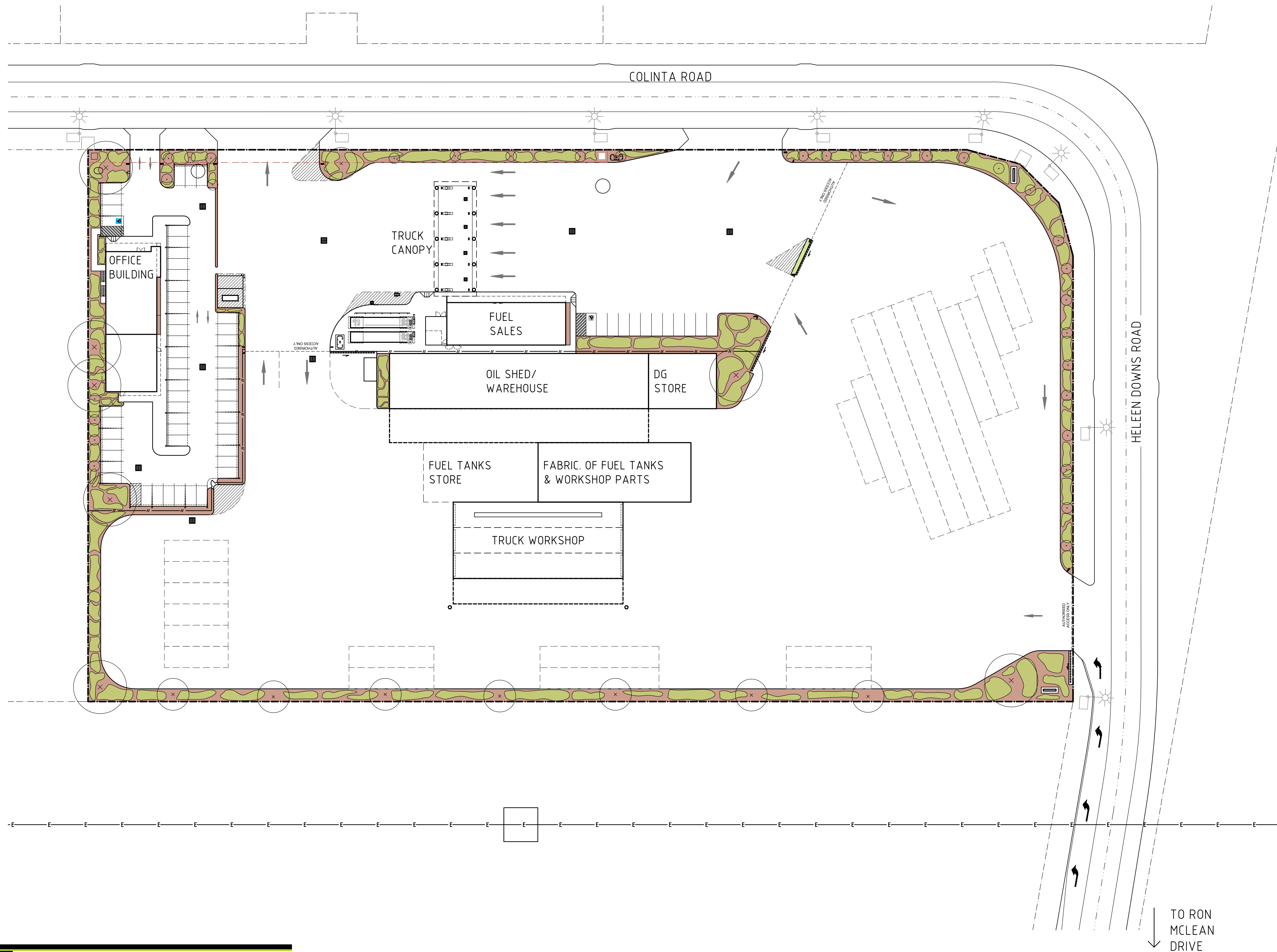
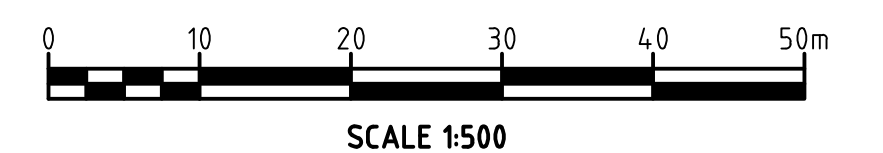
FINAL SPECIES TO BE CONFIRMED AT DETAIL DESIGN STAGE.

GROUNDCOVERS:
0-1m COMPACT HERBACEOUS PLANTS & SHRUBS THAT COVER THE SURFACE OF THE GROUND HELPING TO PREVENT EROSION & WEED INVASION.
EG. KANGAROO PAW, DIANELLA, LOMANDRA, THEMEDA, TUSsock GRASS

VINES & CASCADING:
PLANTS WITH A GROWTH HABIT OF TRAILING OR CLIMBING STEMS, LIANAS OR RUNNERS.
EG. JASMINE, HIBBERTIA, PANDOREA, DICHONDRA, HEDERACEUM

SHRUBS:
1-5m MULTI-STEMMED WOODY PLANTS OF RELATIVELY LOW HEIGHT, VEGETATION CAN BE TO THE GROUND, ABLE TO BE PRUNED WITHOUT ADVERSELY AFFECTING HEALTH.
EG. ACACIA, CALLISTEMON, GREVILLEA, WESTRINGIA, BANKSIA, CORDYLINE

TREES:
5m+ COMMONLY A SINGLE TRUNKED WOODY PLANT OF SIGNIFICANT SIZE WHEN FULLY GROWN.
EG. CUPANIOPSIS, XANTHOSTEMON, BANKSIA, CASUARINA, MELALEUCA

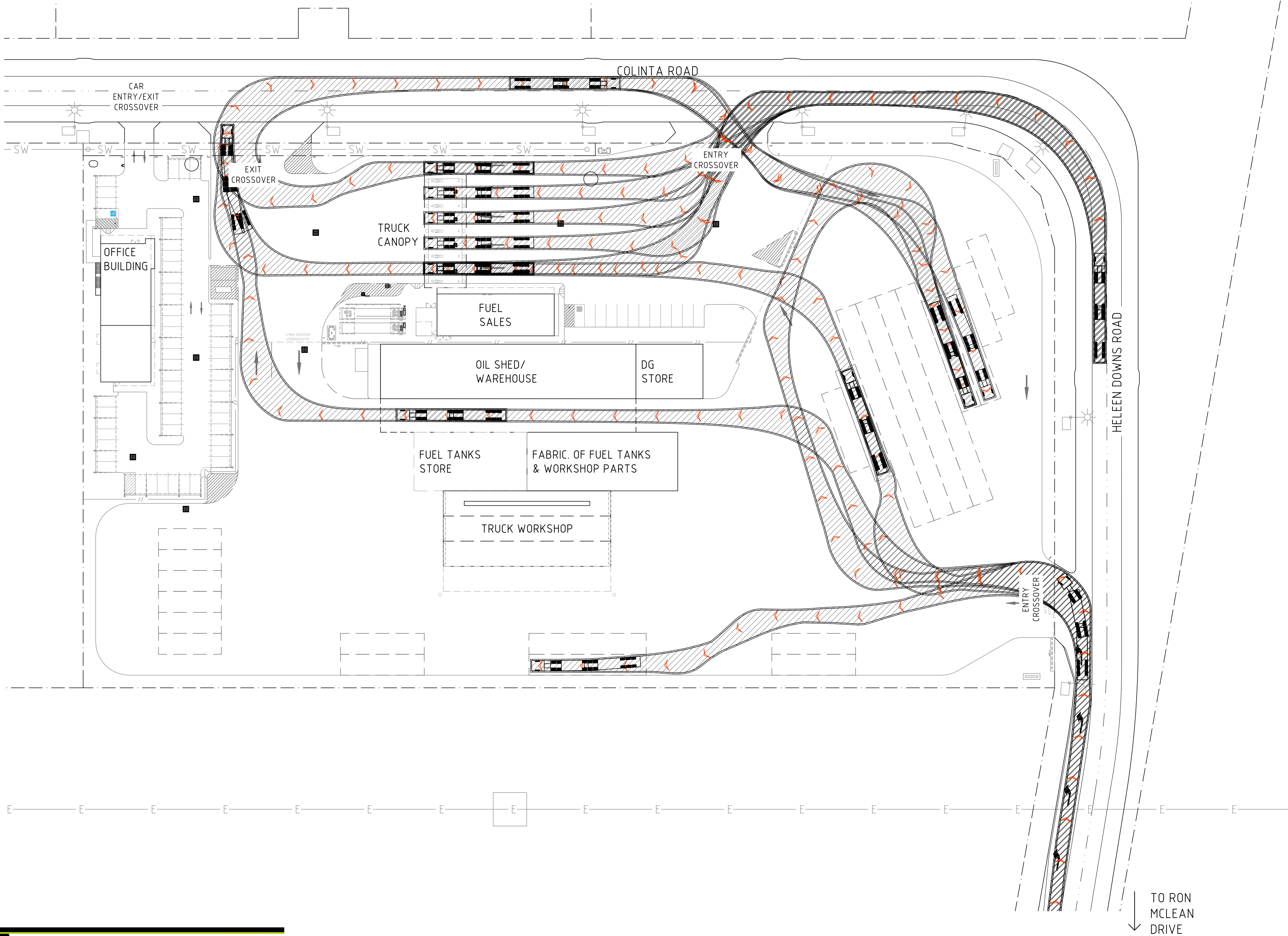


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DRAWING ISSUE APPROVAL			REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS		
NAME: DATE:			A	24.10.23	AW	ISSUED FOR INFORMATION			PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	CONCEPTUAL LANDSCAPE PLAN	DA ISSUE		
PROFESSIONAL QUALIFICATION:			B	13.11.23	AW	ISSUED FOR INFORMATION	PS				DATE CREATED	ORIGINAL SCALE	SHEET
SIGNATURE:			C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED	PDS				24.10.23	1:500	A1
			D	13.11.25	CZS	ISSUED FOR CLIENT REVIEW	PDS	PDS			DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
Head office - Brisbane Ph: 61 7 3854 2900			E	20.01.26	CZS	DA ISSUE - BUILDINGS AMENDED	PDS	PDS			DRAWING NO		
166 Knapp Street, Fortitude Valley QLD 4006 Australia			F	10.02.26	CZS	DA ISSUE - BUILDINGS AMENDED	PDS	PDS			REV		
Email: enquiry@tfa.com.au Aust Wide: 1300 794 300											23043-D13		
												F	

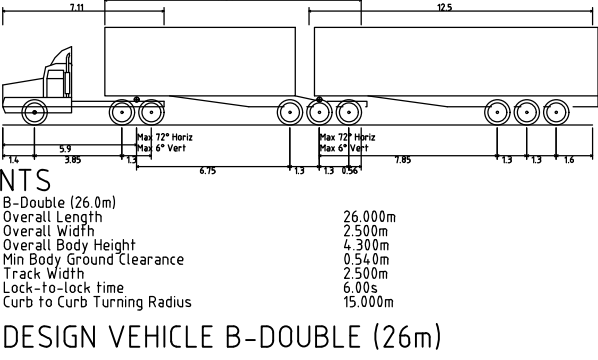


RPD
PROPOSED LOT 21 ON SP273456
CNR HELEN DOWNS ROAD
& NEW ROAD

LGA: TOWNSVILLE CITY COUNCIL

PROP LOT AREAS: 3.0ha

- NOTES
1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.





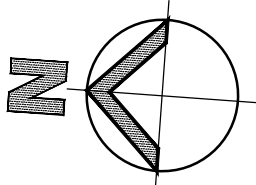
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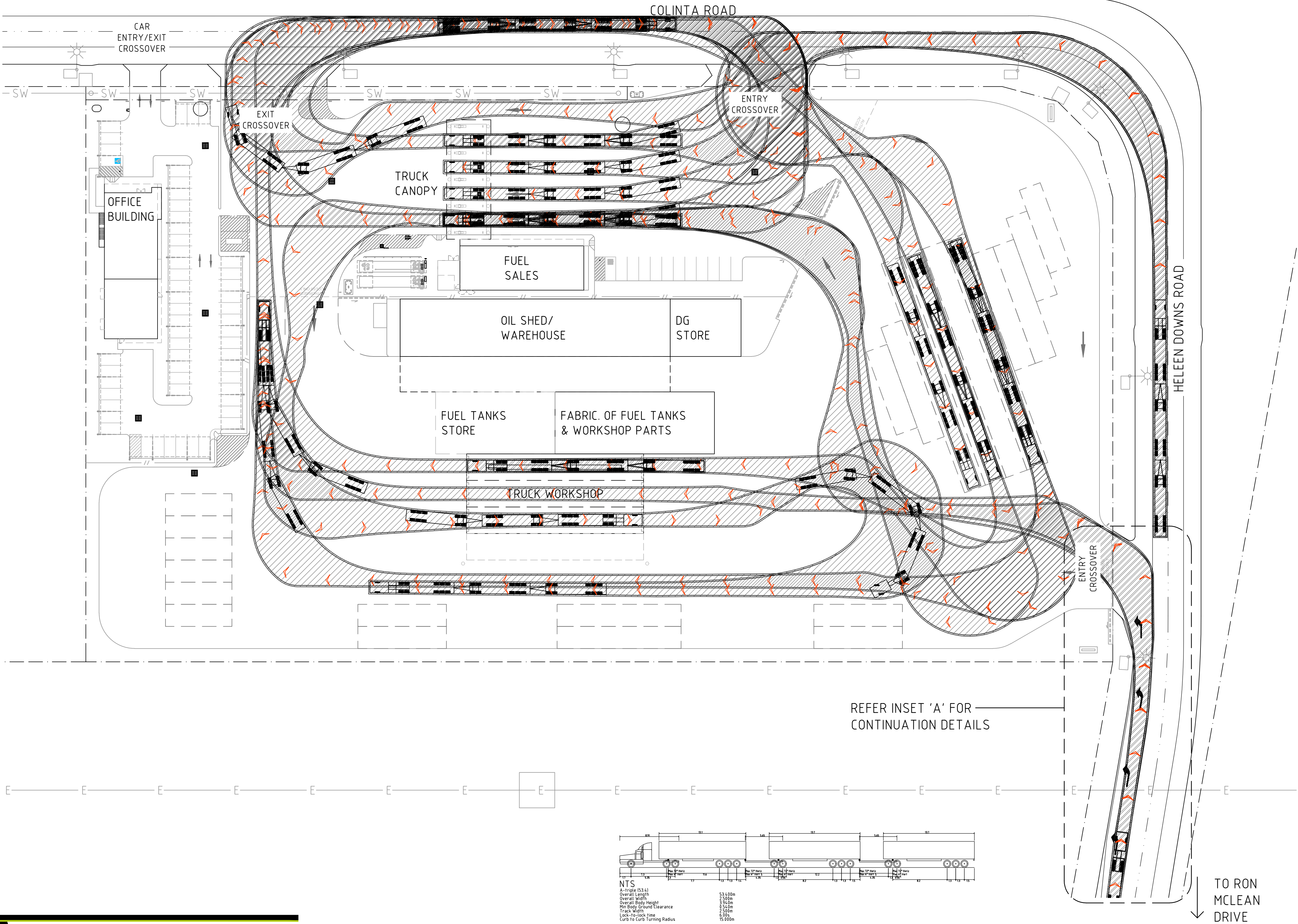


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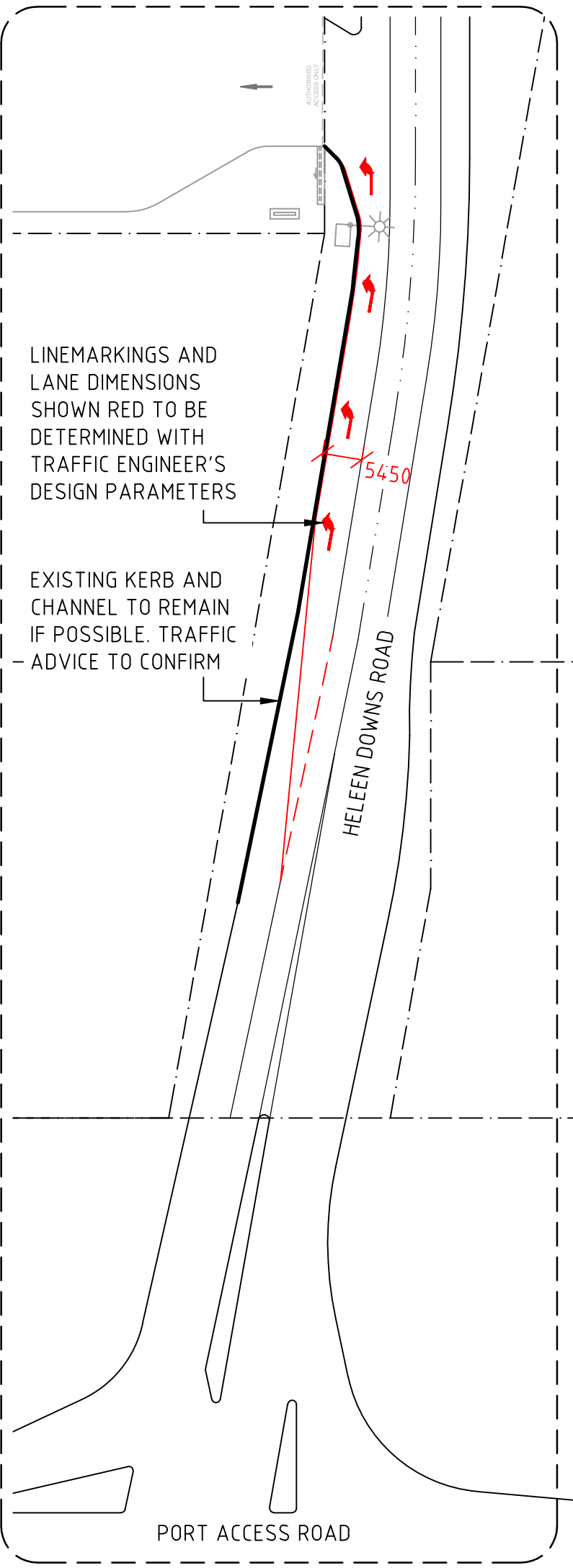
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NAME:	DATE:	A	13.10.23	DGC	PRELIMINARY ISSUE			PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	TRUCK TURNING PATH B-DOUBLE	DA ISSUE		
PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION	PS				DATE CREATED	ORIGINAL SCALE	SHEET
SIGNATURE:		C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED	PDS				13.10.23	1:500	A1
		D	16.04.25	CTD	WAREHOUSE/ WORKSHOP AMENDED	PDS	PDS			DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
		E	13.11.25	CZS	ISSUED FOR CLIENT REVIEW	PDS	PDS			DRAWING NO	REV	
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166 Knapp Street, Fortitude Valley QLD 4006 Australia		G	10.02.26	CZS	DA ISSUE - BUILDINGS AMENDED	PDS	PDS			G		
Email: enquiry@tfa.com.au	Aust Wide: 1300 794 300											



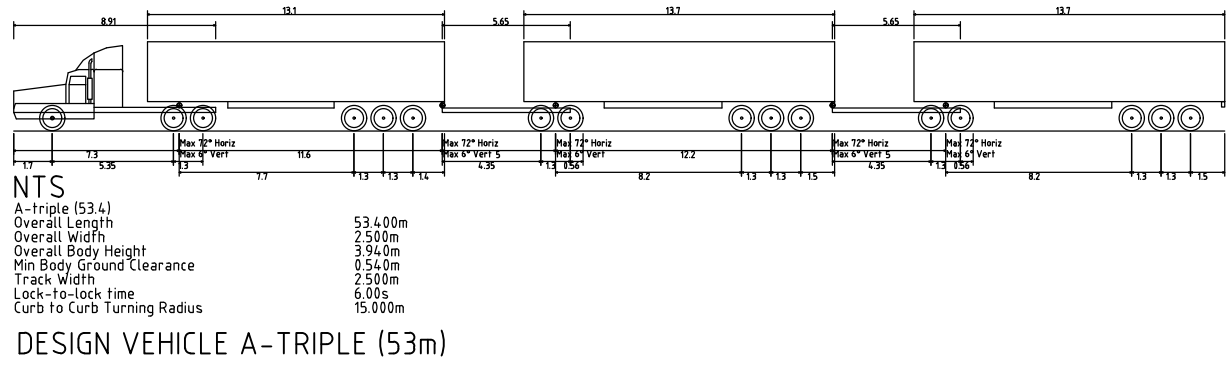
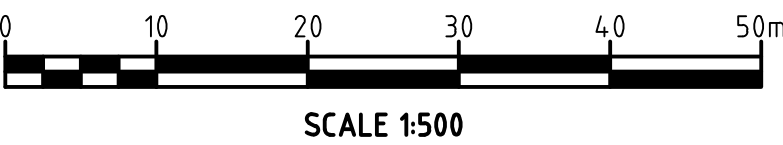
- NOTES
1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
 3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING.
 4. DEVELOPER TO CONFIRM ACCESS COMPLIANCE FOR A-TRIPLE TO SURROUNDING ROADS.

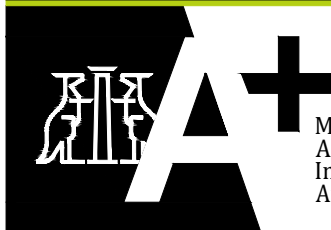


10114.3
APPROXIMATE TURNING LANE LENGTH TBC



INSET DETAIL PLAN 'A'
SCALE 1:750





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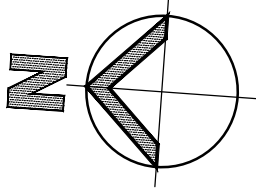
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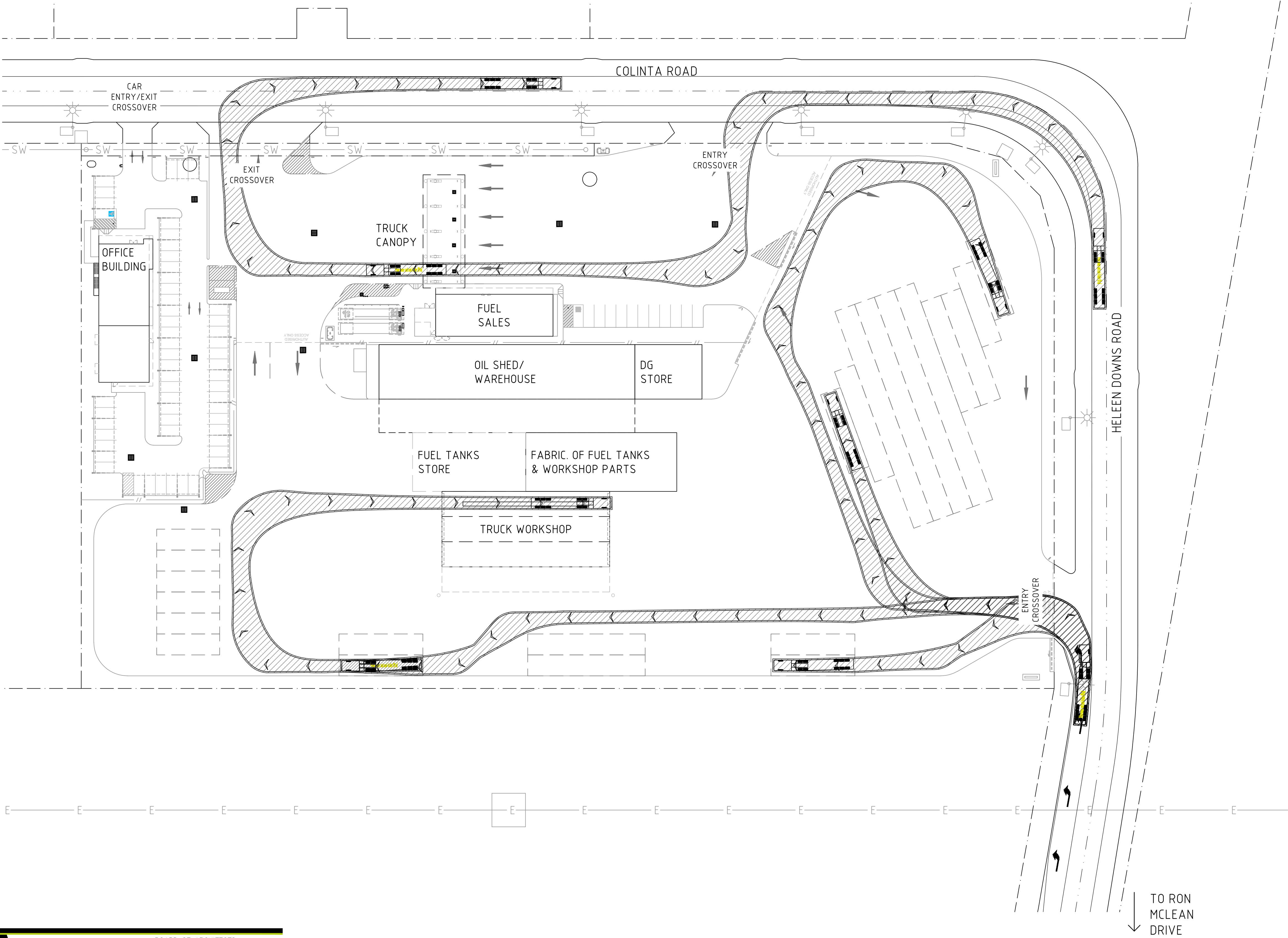
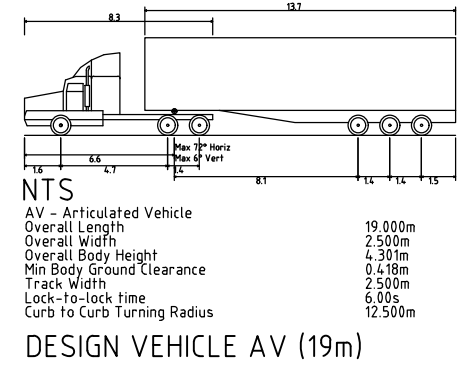


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NAME:		DATE:		C	29.04.24	DGC	DA REVISION	PS		PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	TRUCK TURNING PATH A-TRIPLE	DA ISSUE		
PROFESSIONAL QUALIFICATION:		E	02.05.24	DGC	DA AMENDMENTS	PS		DATE CREATED	ORIGINAL SCALE			SHEET		
SIGNATURE:		F	26.09.24	MAD	DA AMENDMENTS - ENTRY CROSSOVER AMENDED	PS		10.10.23	1:500			A1		
		F	16.04.25	CTD	WAREHOUSE/ WORKSHOP AMENDED	PDS	PDS	DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.						
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- NOTES
1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
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NAME: _____ DATE: _____		A	13.10.23	DGC	PRELIMINARY ISSUE					PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	TRUCK TURNING PATH AV TANKER & SITE CIRCULATION	DA ISSUE		
PROFESSIONAL QUALIFICATION: _____		B	13.11.23	AW	ISSUED FOR INFORMATION		PS					DATE CREATED 13.10.23	ORIGINAL SCALE 1:500	SHEET A1
SIGNATURE: _____		C	26.09.24	MAF	DA ISSUE - ENTRY CROSSOVER AMENDED		PDS					DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
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Email: enquiry@tfa.com.au Aust Wide: 1300 794 300		F	20.01.26	CZS	DA ISSUE - BUILDINGS AMENDED		PDS		PDS			23043-D16		
		G	10.02.26	CZS	DA ISSUE - BUILDINGS AMENDED		PDS		PDS			G		



SITE VIEW 1



SITE VIEW 2



SITE VIEW 3



SITE VIEW 4



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PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION	PS				
SIGNATURE:		C	23.11.23	DGC	ISSUED FOR INFORMATION	PDS				
		D	16.04.25	CTD	WAREHOUSE / WORKSHOP AMENDED	PDS	PDS			
		E	03.11.25	CZS	ISSUED FOR CLIENT REVIEW	PDS	PDS			
		F	20.01.25	CZS	DA ISSUE - BUILDING AMENDMENTS	PDS	PDS			
		G	10.02.26	CZS	DA ISSUE - BUILDING AMENDMENTS	PDS	PDS			
Head office - Brisbane 166 Knapp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Aust Wide: 1300 794 300										

NOTE:
COLOURS, FINISHES AND SIGNAGE SHOWN INDICATIVE.
TO BE CONFIRMED AT DETAIL DESIGN STAGE.

DATE CREATED
10/24/23

ORIGINAL SCALE

SHEET
A1

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23043-D17

REV
G

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51326015	Search Date:	31/10/2023 17:11
Date Title Created:	01/09/2023	Request No:	46143539
Previous Title:	51279118		

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 341874

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 722774340 27/09/2023

PORT ACCESS PTY LTD A.C.N. 645 356 636
UNDER INSTRUMENT 722774340

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10401028 (POR 67)
2. EASEMENT IN GROSS No 722706398 28/08/2023 at 10:40
burdening the land
TOWNSVILLE CITY COUNCIL
over
EASEMENT BD ON SP341874
3. MORTGAGE No 722774341 27/09/2023 at 12:36
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Our ref: DGBN25/695

Your ref: 23043

Office of the
Coordinator-General

3 February 2026

Port Access Pty Ltd
c/- Mr Jacob McRae
Senior Town Planner
TfA Project Group
jacob.mcrae@tfa.com.au

Dear Mr McRae

**APC2024/012-01 – partial fee waiver request – change application for an
SDA approval (APC2024/012) for a material change of use (MCU) for
medium impact industry, service station, transport depot and office in the
Townsville State Development Area (SDA)**

Thank you for your letter of 4 December 2025 requesting a waiver of part of the relevant fee for a change application for an SDA approval for an MCU for medium impact industry, service station, transport depot and office in the Townsville SDA.

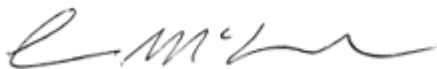
In accordance with the Office of the Coordinator-General Overview of fees (January 2026), the Coordinator-General has approved a partial waiver of the relevant fee. The fee payable is \$5,000 (GST exempt) and is to be paid at the time of lodgement of the change application for an SDA approval.

This waiver is valid for six months from the date of this letter, despite any future variations to the fees as listed in the Guideline.

The Coordinator-General reserves the right to recover costs up to the maximum of the original relevant fee if additional costs are incurred by the Coordinator-General to assess the SDA application.

If you require any further information, please contact Mr Marcus Peck, Senior Project Officer, Office of the Coordinator-General on (07) 3243 1613, or at marcus.peck@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely



Cameron McLeod
**Assistant Coordinator-General
Industry and Infrastructure Development**
(as delegate of the Coordinator-General)

1 William Street
Brisbane Queensland 4000
PO Box 15517
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.coordinatorgeneral.qld.gov.au
ABN 29 230 178 530