

SDA approval – conditions

Reconfiguring a lot (8 lots into 4 lots)

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the drawings 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
Proposed Reconfiguration – Lots 1 – 4 and Easements; Cancelling Lots 16 – 22 on SP105728 and Lot 23 on SP105729	Brazier Motti	27594/086, Revision J	28/01/2026
Section 2.0, 2.1, 2.1.1, 2.12, and 2.13 – Site Based Stormwater Management Plan	Northern Consulting Engineers	WPD0002-SBSMP, Revision B	28/11/2025

Condition 2 – grant easements		Timing
2.1	Register with the plan of subdivision, an access and services easement as show on proposed Reconfiguration – Lots 1 – 4 and Easements; Cancelling Lots 16 – 22 on SP105728 and Lot 23 on SP105729, document no. 27594/086, Revision J, prepared by Brazier Motti, dated 28/01/2026 to allow pedestrian and vehicle access, on-site manoeuvring and connection of services and utilities for benefited lots over burdened lots.	<i>To be lodged with the Plan of Subdivision</i>
2.2	Register with the plan of subdivision in favour of Townsville City Council, inter allotment drainage easement(s) over all new underground drains, constructed drainage works, improved drains and natural concentrated flow paths. The drainage easement(s) over the stormwater drainage system must be provided in accordance with Healthy waters code of the Townsville City Plan.	<i>To be lodged with the Plan of Subdivision</i>
2.3	Surrender all easements identified for removal generally in accordance with the approved plans and documents. <i>Note: The surrender is to be supported by a plan prepared by a Registered Surveyor (QLD) clearly identifying the easement to be surrendered and must be lodged with the relevant registering authority prior to, or at the same time as, the registration of the Plan of Subdivision.</i>	<i>To be lodged with the Plan of Subdivision</i>
2.4	The extent and location of easements, reserves and surrenders required in condition 2.1, 2.2 and 2.3 will, as far as possible, be determined prior to: a. issue of the development permit for operational work or upon completion of works if subsequently found necessary and b. lodgment of the plan of subdivision.	<i>As indicated</i>

Condition 3 – infrastructure contributions		Timing
3.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges contained in Enclosure 1 , or as agreed to in writing by Townsville City Council. <i>Note: Evidence of the receipt of the payment to Townsville City Council must be provided with the request for the approval of the Plan of Subdivision.</i>	<i>Prior to submitting the Plan of Subdivision</i>

Condition 4 – inspection		Timing
4.1	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 5 – complaints		Timing
5.1	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 information c. reasons for complaint d. investigations undertaken and conclusions formed e. actions taken to resolve this complaint, including the time taken to implement these actions f. include a notation to the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.	<i>At all times</i>
5.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
5.3	Provide an up- to-date copy of the register to the Coordinator-General as part of a request for the approval of the plan of subdivision.	<i>As indicated</i>
5.4	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 6 – stormwater drainage		Timing
6.1	Carry out stormwater management generally in accordance with sections 2.0, 2.1, 2.1.1, 2.12, and 2.13 of the Site Based Stormwater Management Plan, prepared by Northern Consulting Engineers, dated 28/11/2025, job number WPD0002-SBSMP, Revision B, including: a. all discharge of stormwater drainage will flow to a legal point of discharge b. stormwater drainage works will be designed and constructed in accordance with the latest edition of the Queensland Urban Drainage Manual and Healthy Waters Code of the Townsville City Plan c. stormwater will be managed to ensure drainage from the ongoing operation of the sites will not adversely impact upon adjacent properties, including how ponding, concentration or redirection of stormwater on adjoining land will be avoided d. the development is required to achieve no worsening and no actionable nuisance in terms of stormwater quantity for the major and minor events as defined by the Townsville City Plan e. ensure that adjoining properties, roads and rail are protected from ponding or nuisance from stormwater as a result of the works.	<i>At all times</i>
6.2	Submit a Registered Professional Engineer of Queensland (RPEQ) certification, with supporting documentation, to the Coordinator-General, Townsville City Council and the Department of Transport and Main Roads confirming that the site works have been constructed in accordance with the requirements of condition 6.1.	<i>Prior to submitting the Plan of Subdivision</i>

Condition 7 – soil erosion minimisation and sediment control		Timing
7.1	Submit a soil erosion and sediment control (SESC) plan to the Coordinator-General and Townsville City Council, prepared by a RPEQ, that includes the following:	<i>Prior to commencement of site works and prior to submitting</i>

	a. details of how the site works will be designed in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008). b. plans that demonstrate that the proposed SESC measures are in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E). c. plans that 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. d. confirmation that Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>) will 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: i. "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) ii. the design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>the Plan of Subdivision</i>
7.2	Carry out site works in accordance with the SESC plan prepared in accordance with condition 7.1.	<i>At all times during site works</i>
7.3	Submit RPEQ certification, with supporting documentation, to the Coordinator-General, Townsville City Council confirming that the site works have been constructed in accordance with the requirements of conditions 7.1 and 7.2	<i>Prior to submitting the Plan of Subdivision</i>

Condition 8 – services and utilities		Timing
8.1	Obtain the necessary approvals for all required services and utilities (power, potable water, on-site sewer, gas wastewater, communications etc) for the industrial lots.	<i>Prior to submitting the Plan of Subdivision</i>
8.2	The industrial lots must be connected to Townsville City Council's reticulated sewerage system. Each industrial lot must be provided with a single property service and must be connected directly and separately to Council's sewer in accordance with reconfiguring a lot code and works code of the Townsville City Plan. <i>Note: Direct property connections from trunk sewer main are prohibited. Construction of new sewer requires an application for operational work.</i>	<i>Prior to submitting the Plan of Subdivision</i>
8.3	The industrial lots must connect to Townsville City Council's reticulated water system in accordance with the reconfiguring a lot code and the works code of the Townsville City Plan. <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 submitting the Plan of Subdivision</i>
8.4	Electricity and telecommunications must be provided to the industrial lots in accordance with the works code of the Townsville City Plan.	<i>Prior to submitting the Plan of Subdivision</i>

8.5	Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to Townsville City Council.	<i>Prior to submitting the Plan of Subdivision</i>
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Condition 9 – repair of damage		Timing
9.1	Unless agreed to in writing by the Coordinator-General repair any property fencing, roads, service infrastructure and re-instate 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 submitting the Plan of Subdivision</i>

SDA approval – conditions

Material change of use for warehouses

Condition 10 - approved plans and documents		Timing
10.1	Carry out the approved development generally in accordance with the drawings and documents as referenced in Table 2 (including any amendments marked in red), except insofar as modified by any conditions of this approval.	<i>To be maintained at all times</i>

Table 2 – approved plans and documents

Title	Prepared By	Document No	Date
Proposed Reconfiguration – Lots 1 – 4 and Easements; Cancelling Lots 16 – 22 on SP105728 and Lot 23 on SP105729	Brazier Motti	27594/086, Revision J	28/01/2026
Proposed Site Plan – Lots 01-04	Insideout Architects	A100, Revision D	26/05/2025
Proposed Site Plan – Lot 15	Insideout Architects	A101, Revision C	26/03/2025
Proposed Floor Plan – Lot 01 & 02	Insideout Architects	A200, Revision E	29/08/2025
Proposed Floor Plan – Lots 03 & 04	Insideout Architects	A201, Revision E	29/08/2025
Proposed Floor Plan – Lot 15	Insideout Architects	A202, Revision C	29/08/2025
Lot 01 & 02 Elevations	Insideout Architects	A300, Revision D	26/05/2025
Lot 03 & 04 Elevations	Insideout Architects	A301, Revision D	26/05/2025
Lot 15 Elevations	Insideout Architects	A302, Revision A	28/10/2024

Condition 11 – notification of the commencement of the development		Timing
11.1	Notify the Coordinator-General in writing of the date of the following stages: - commencement of site works - commencement of construction - commencement of use of each warehouse. <i>Note:</i> 'Site works' applies to any site preparation works 'Use' applies to the operation of the warehouse - Staging is not approved as part of this SDA approval for warehouses. If staging is required, it will require an application to change this SDA approval or a new SDA approval.	<i>Within 10 business days of each stage commencing</i>

Condition 12 – commencement of material change of use		Timing
12.1	The use must not commence until the Plan of Subdivision for reconfiguring a lot, as approved as part of this decision (AP2024/013), is registered with the Queensland Titles Registry Office.	<i>As indicated</i>

Condition 13 – restriction of use		Timing
13.1	The office areas as shown on the approved plans listed in condition 10, are to remain ancillary to the approved warehouse use. The office areas are to serve an office function to the	<i>At all times</i>

	approved warehouse use only and are to remain at all times associated with and subordinate to the approved warehouse use of the lots. <i>Note: Any use of the lots or buildings for uses other than warehouses will require an application to change this SDA approval or a new SDA approval.</i>	
13.2	Sales to the public from the warehouses are not permitted, unless it is the wholesale of goods that is ancillary to the storing or distributing of goods associated with the warehouse building.	<i>At all times</i>

Condition 14 – infrastructure contributions		Timing
14.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges contained in Enclosure 1 , or as agreed to in writing by Townsville City Council. <i>Note: 'Use' applies to the operation of the warehouse.</i>	<i>Prior to use of the first warehouse</i>

Condition 15 – inspection		Timing
15.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development. <i>Note: Where practicable, at least forty-eight (48) hours notice will be provided</i>	<i>At all times</i>

Condition 16 – auditing		Timing
16.1	Prepare and submit audit reports to the Coordinator-General within 30 business days after the commencement of use of each warehouse. 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 2 .	<i>As indicated</i>

Condition 17 – information signage		Timing
17.1	Erect an "Information Sign" on the property frontage generally in accordance with the requirements outlined below: a. the sign is to provide a brief description of the development proposed b. the sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: i. developer ii. project coordinator iii. architect/building designer iv. builder v. civil engineer vi. civil contractor/s c. the sign must clearly display the contact person and the phone number for enquiries about site works or construction.	<i>Prior to the commencement of site works</i>
17.2	The information sign must be onsite for the duration of the site works and construction phases.	<i>As indicated</i>

Condition 18 – complaints		Timing
18.1	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 information c. the nature and reason for the complaint d. any investigations undertaken and conclusions formed e. the actions taken to resolve the complaint, including the time taken to implement those actions f. whether the complainant was satisfied or dissatisfied with the resolution.	<i>At all times</i>
18.2	A written response must be provided to the complainant within 48 hours of receipt of the complaint, with a copy of all responses retained onsite for inspection.	<i>At all times</i>
18.3	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>At all times</i>
18.4	The complaints register is to be provided as an attachment to any audit reports that are submitted to the Coordinator-General.	<i>At all times</i>

Condition 19 – ‘as constructed’ plans		Timing
19.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by a Registered Professional Engineer of Queensland (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 2 of Condition 10. Plans must be submitted in electronic pdf files.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>

Condition 20 – construction management plan		Timing
20.1	Prepare a construction management plan, and submit to the Coordinator-General and Townsville City Council, that includes the following: a. management of noise, dust and odour generated from the construction site during and outside construction work hours b. a monitoring program to identify issues of non-compliance c. actions for correcting any non-compliance and who is responsible for undertaking those actions d. a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to the commencement of the of construction</i>
20.2	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 the construction stage</i>
20.3	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</i>

Condition 21 – services and utilities		Timing
21.1	Obtain the necessary approvals for all required services and utilities (power, potable water, on-site sewer, gas wastewater, communications etc) for both construction and operation of the warehouses.	<i>Prior to the commencement of construction and to be maintained</i>

21.2	The development must be serviced by the reticulated sewer network in accordance with the works code of the Townsville City Plan.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
21.3	The development must connect to Townsville City Council's reticulated water system in accordance with the works code of the Townsville City Plan. <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 the commencement of the use of any warehouse and to be maintained</i>
21.4	Electricity and telecommunications must be provided to the development in accordance with the works code of the Townsville City Plan.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
21.5	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>At all times.</i>

Condition 22 – fire fighting		Timing
22.1	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 the commencement of the use of any warehouse and to be maintained</i>

Condition 23 – waste management		Timing
23.1	Reuse, recycle or lawfully dispose of all water (other than treated wastewater released to land) generated by the development.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
23.2	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
23.3	If bulk refuse facilities are applicable, 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 the commencement of the use of any warehouse and to be maintained</i>

Condition 24 – safety and crime prevention		Timing
24.1	Install adequate fencing and signage to warn the public of operations and safety hazards.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
24.2	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 the use of any warehouse and to be maintained</i>

Condition 25 – vehicle parking		Timing
25.1	All parking is to occur on site.	<i>At all times</i>
25.2	Unless otherwise agreed to in writing with Townsville City Council, all access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary generally in accordance with the Transport impact, access and parking code of the Townsville City Plan.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
25.3	Design and construct all parking, internal roadways and manoeuvring areas for vehicles on site in accordance with AS2890.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
25.4	All loading/unloading, manoeuvring, parking of service vehicles and service bays must be designed to accommodate the largest service vehicle likely to access the site.	<i>At all times</i>

Condition 26 – lighting		Timing
26.1	Provide external lighting sufficient to provide safe ingress and egress for site users.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
26.2	Outdoor lighting must be provided in accordance with AS1158.1:2005 – Lighting for Roads and Public Spaces.	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>
26.3	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 the use of any warehouse and to be maintained</i>

Condition 27 – storage		Timing
27.1	Goods, equipment, packaging material or machinery must not be stored or left exposed within 20m of the site boundaries.	<i>At all times</i>
27.2	Materials that are capable of generating air contaminants are wholly enclosed in storage bins. Any external areas containing the storage bins must be sealed (impervious).	<i>Prior to the commencement of the use of any warehouse and to be maintained</i>

Condition 28 – stormwater drainage		
28.1	The development is required to achieve no-worsening and no-actionable nuisance in terms of stormwater quantity for the major and minor events as defined by the Townsville City Plan.	<i>At all times</i>
28.2	Drainage from the development works/building must not adversely impact upon adjacent properties. Ponding, concentration or redirection of stormwater must not occur on adjoining land.	<i>At all times</i>
28.3	Drainage works must be designed and constructed in accordance with the latest edition of the Queensland Urban Drainage Manual and healthy waters code of the Townsville City Plan.	<i>Prior to commencement of use and to be maintained</i>

Condition 29 – stormwater quality		Timing
29.1	Design and implement stormwater quality devices that achieve the pollutant reduction targets specified in the Townsville City Plan.	<i>Prior to commencement of use and to be maintained</i>
29.2	Submit RPEQ certification that stormwater quality devices achieve the prescribed outcomes in accordance with condition 29.1	<i>Prior to commencement of use</i>

Condition 30 – erosion and sediment control		Timing
30.1	Prepare and submit to the Coordinator-General and Townsville City Council soil erosion and sediment control plans prepared by a suitably qualified professional and designed in accordance with 'Best Practice Erosion and Sediment Control' published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008). The plans must: - demonstrate that the proposed controls will achieve the erosion and sediment control design objectives specified in Appendix 2, Table A of the State Planning Policy 2017 - detail of how the site works will be designed in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) - demonstrate that the proposed SESC measures are in accordance with the local categorising instrument, or if the state interest – water quality has not been appropriately integrated into the local categorising instrument or where no local categorising instrument exists, in accordance with the Assessment benchmarks – water quality, State Planning Policy, July 2017 (Part E) - plans that 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.	<i>Prior to commencement of construction of the first warehouse and maintained during construction of all warehouses</i>
30.2	Prescribed Water Contaminants (as defined under the <i>Environmental Protection Act 1994</i>) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination. These measures must be designed, implemented, and maintained in accordance with: 'Best Practice Erosion and Sediment Control' published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) - the design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.	<i>At all times</i>

30.3	Undertake all works generally in accordance with the certified erosion and sediment control plan which must be current and available on site at all times during the construction period.	<i>As indicated</i>
30.4	Submit RPEQ certification to the Coordinator-General confirming all soil erosion and sediment control works have been completed in accordance with relevant standards.	<i>Prior to commencement of construction of the first warehouse and maintained during construction of all warehouses</i>

Condition 31 – external details		Timing
31.1	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practice.	<i>To be maintained</i>
31.2	Legible property numbers for all warehouses must be erected at the promises 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 the commencement of the use of any warehouse and to be maintained</i>

Condition 32 – repair of damage		Timing
32.1	Repair any property fencing, roads, service infrastructure and re-instate 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 the commencement of the use of any warehouse and to be maintained</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:

- for reconfiguring a lot, provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- for the material change of use, 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 reconfiguring a lot (8 into 4 lots) and material change of use (MCU) for warehouses within the Townsville State Development Area. Specifically, the MCU relates to the construction and use of those reconfigured lots for warehouses. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

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

Townsville City Council

Further Approvals Required

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

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

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

Building works

A Development Permit for Building Works 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 for your information.

Water restrictions

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

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

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

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

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

Connection to services

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

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

Signage

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

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

Construction

Storage of Materials and Machinery

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

Building Work Noise

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

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

Liquid Trade Waste Approval/Agreement

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

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

Asbestos

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

Flammable and Combustible Liquids

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

Chemical Storage

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

Roadworks Approval

The developer is responsible for obtaining a Roadworks permit in accordance with Subordinate Local Law No. 1.15 (Carry out Works or Interfering with a Road or its Operation) 2011 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application must indicate the following:

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

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

Clinical/Medical Waste

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

Environmentally Relevant Activities

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

Environmental Management Register

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

Food Business

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

Enclosure 1 – Townsville City Council Infrastructure Charges Notice



Infrastructure Charges Notice

Townsville City Council

PO BOX 1268, Townsville
Queensland 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

To:	Office Of The Coordinator General PO Box 15517 BRISBANE CITY EAST QLD 4002	Notice Date:	13 Jan 2026
		Issue Date:	13 Jan 2026
		Infrastructure charges notice number:	ICN-002154
		Application reference:	CAR25/0407

Type of approval:	Concurrence Agency Response
Description:	Affected Entity Response Notice to OCG associated with AP2024/013 - Reconfiguring a Lot - Boundary Realignment (8 Lots into 4 Lots) combined with Material Change of Use for Warehouses in the Townsville State Development Area (SDA)
Charges Resolution:	Infrastructure Charges Resolution - 1 July 2025

Premises to which the levied charge applies	Primary site address: 96 Edith Street, Cluden QLD 4811 Real property description: Lot 15 SP105728 & Lot 16 SP105728 & Lot 17 SP105728 & Lot 18 SP105728 & Lot 19 SP105728 & Lot 20 SP105728 & Lot 21 SP105728 & Lot 22 SP105728 & Lot 23 SP105728
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About this notice	The Council has decided to give an Infrastructure Charges Notice, which states a levied charge the details of which are stated below, for the development of the premises that is the subject of the development approval.
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Applicable levied charge	Applicable levied charge	\$0.00
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Infrastructure charges notice advice	Infrastructure Agreements: If an Infrastructure Agreement applies to this development, to the extent of any inconsistency, the Infrastructure Agreement applies instead of the Infrastructure Charges Notice.
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Charges reductions	No charges reductions apply.
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Other adjustments	No other adjustments apply.
Cost of trunk infrastructure for offset or refund	No offsets or refunds for trunk infrastructure apply.
How the levied charge was worked out	Details of how the applicable levied charge and any charges reductions, other adjustments, and the cost of trunk infrastructure for offsets and refunds have been worked out are provided in the detailed calculations section of this Infrastructure Charges Notice.
Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with Council's infrastructure charges resolution and the <i>Planning Act 2016</i> .
Date levied charge is payable	Under Section 122 of the Planning Act 2016 (the Act), infrastructure charges are payable. Note that once payment is due, a levied charge is, for the purpose of recovery, taken to be rates of the Council under section 144 of the Planning Act 2016. A notation will be placed on the premises in Council's Property database that will be discoverable by prospective purchasers that a levied charge is outstanding. This will be removed once full payment is received. Overdue infrastructure charges will attract a general interest charge at a rate of 12.12% per year from the due date of the infrastructure charges until either payment is received in full or legal recovery commences.
Making a payment	Before paying the levied charge you must request an invoice showing the total levied charge payable at the time of payment including any automatic increase.
Appeal rights	If you are dissatisfied with this Infrastructure Charges Notice, under Section 229 (3) (d) of the <i>Planning Act 2016</i> you may appeal against an Infrastructure Charges Notice within twenty (20) business days after receiving the Notice.

Calculation Details

Infrastructure charges notice number: ICN-002154
Application reference: CAR25/0407
Type of approval: Concurrence Agency Response
Applicable resolution: Infrastructure Charges Resolution - 1 July 2025

1. How the levied charge was worked out

Development

Land Use	Development Unit	Proposed Development	Existing Development	Net Development
Vacant lots	Lot	5	9	-4
Warehouse (Other warehouse)	GFA (m2)	472	0	472
Warehouse (Other warehouse)	GFA (m2)	472	0	472
Warehouse (Other warehouse)	GFA (m2)	472	0	472
Warehouse (Other warehouse)	GFA (m2)	472	0	472
Warehouse (Other warehouse)	GFA (m2)	475	0	475

Applicable levied charge

Land Use	Development Unit	Net Development	Adopted Charge Rate \$/unit	Charge \$
Adopted rate				
Vacant lots	Lot	-4	\$36,147.83	(\$144,591.32)
Warehouse (Other warehouse)	GFA (m2)	2363	\$46.22	\$109,217.86
Applicable levied charge				\$0.00

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

No charges reductions apply.

No other adjustments apply.

Enclosure 2

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.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
 - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report

- certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and
 - acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

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