

Appendix A

State Development Area Application Form

Appendix A State Development Area Application Form

SDA application for operational work for the clearing of native vegetation

Cairns South, Gladstone and Townsville State Development Areas

This form is used to make an SDA application to the Coordinator-General for operational work for the clearing of native vegetation within the Cairns South State Development Area (SDA) (Environmental Management Precinct only), the Gladstone SDA or the Townsville SDA.

Note:

- For applications within the Gladstone SDA, an *SDA application for operational work* can only be submitted in conjunction with an *SDA application for a material change of use* or *SDA application for reconfiguring a lot*.
- For applications within the Cairns South SDA, other operational work is regulated as part of an *SDA application for a material change of use* or *SDA application for reconfiguring a lot*. A separate form is available if required.

Prior to lodging your application

- Read the relevant development scheme at www.dsdilgp.qld.gov.au/sda
- Consider contacting the Office of the Coordinator-General via sdainfo@coordinatorgeneral.qld.gov.au or on 1800 001 048 to request a pre-lodgement consideration of the proposed development, to request an invoice, or to request that the Coordinator-General waive all or part of the relevant fee. To request a fee waiver, a written request providing sufficient grounds for the waiver must be made as part of a pre-lodgement consideration. For more information, read the *Guideline to state development area fees*.

How to complete the form

This form is designed to be completed electronically. You can save the form to your computer, complete all relevant fields, and email the completed form and any supporting documents to the Office of the Coordinator-General. If you are completing the form manually there may be insufficient space and you may need to attach additional information.

The Coordinator-General can only accept SDA applications that are properly made. For an SDA application to be properly made, you must:

- complete all fields
- attach the necessary documentation
- pay the relevant fee via direct deposit¹.

The information provided must be detailed enough to enable the Coordinator-General to adequately assess the application or request. Insufficient information may result in the Coordinator-General requesting additional information.

Where to send the form

Send the completed and signed application form to one of the following:

email	sdainfo@coordinatorgeneral.qld.gov.au
post	Office of the Coordinator-General c/- State Development Areas PO Box 15517, City East Qld 4002

¹ Payment by credit card is only available via the secure online application form.

Privacy

The Coordinator-General collects personal information from you, including information about your name, email address, address, and telephone number. We collect this information to process, assess and make decisions about your application. Your personal information will be used and may be disclosed publicly on the Department's website, and/or provided to third parties and other government agencies in the course of processing, assessing, and making a decision about your application, and as authorised or required by law. Your personal information will be handled and protected in accordance with the *Information Privacy Act 2009* and the Department's Privacy and Security statement.

By completing this form, you agree to our Privacy and Security statement.

Disclaimer

All information that is provided as part of this SDA application, including any further information requests, may be publicly released on the Department's website, and/or provided to third parties and other government agencies to process, assess and make a decision about your application. All information will be stored on the Department's files as required by the *Public Records Act 2002*, and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

By completing this form, you agree to this disclaimer.

1. Proponent details

The proponent is the person responsible for making the SDA application and need not be the owner of the land. The decision notice will be given to the proponent.

Name/s (individual or company name in full)	Townsville City Council c/o AECOM Australia Pty Ltd
Contact name (for companies)	Alexandra Isgro, AECOM Principal Environmental Planner
Postal address	Level 8/540 Wickham Street
Contact phone number/s	0432 632 567
Email address	alexandra.isgro@aecom.com

2. Property description of the land the subject of the SDA application

Identify all lots, including any part of a lot over which the development is proposed. If necessary, include a map.

Lot on plan description (e.g. Lot 3 RP 12345)	Lot 1 on SP313085 Ron McLean Drive
Street address	174 Racecourse Road, Stuart QLD 4811 Ron McLean Drive, Stuart QLD 4811
Suburb/locality	Stuart
State development area	Townsville
☒ Click here if you have attached a map or table.	

3. Easements

Are there any easements over the land the subject of the SDA application (e.g. for vehicular access, electricity, overland flow, water, etc.)?

☐ No	☒ Yes Ensure the nature, location and dimensions of each easement are included in the plans submitted.
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4. Current applications or approvals

List any current applications or approvals associated with this SDA application.

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
N/A		

5. Value of the operational work

Provide the dollar value of the proposed operational work (including GST, materials and labour).

\$141,392

6. Supporting information to accompany this SDA application

Note: Where the native vegetation clearing is associated with construction the total cost of the operational work must be provided in a document and certified by a person registered as a professional engineer under the *Professional Engineers Act 2002*.

Where the native vegetation clearing is not associated with construction, documentation demonstrating the total cost of the operational work to be undertaken must be provided.

Description of supporting information or title of attachment	Method of lodgement e.g. via email, hard copy, or electronically
AECOM State Development Area Development Application - Operational Works for Clearing of Native Vegetation, Rev 0, dated 05/09/2025	Email

7. Land owner's consent

See 'Application stage' of the relevant development scheme for owner's consent requirements.

Is owner's consent required for this SDA application?	☒ Yes	Complete table A or B, whichever is applicable
	☐ No	

Table A Complete if providing signature/s of land owner/s

Name of owner/s of land

I/We the abovementioned owner/s of the land consent to the making of this SDA application:

Signature/s of owner/s of the land

Date

Table B Complete if land owner's consent has been provided by letter

Name of owner/s of land

Office of the Coordinator General
Department of Transport and Main Roads

☒ The owner's consent is attached

8. Proponent's declaration

By making this SDA application, I declare that all the information in this SDA application is true and correct. I understand that it is unlawful to provide false or misleading information.

I consent to receive future electronic communications from the assessment manager and any referral agency for the SDA application where written information is required or permitted, pursuant to sections 11 and 12 of the electronic *Transactions Act 2001*.

Signature



Name

Alexandra Isgro, AECOM Principal Environmental Planner

Date

5 September 2025

9. Payment details

For more information, read the *Guideline to state development area fees* at www.dsdlgp.qld.gov.au/sda

Relevant fee amount

\$5,000

Payment method

☐ Direct deposit

Account name Department of State Development, Infrastructure, Local Government and Planning

BSB 064-013

Account no 10007096

Reference SDA proponent's name e.g. SDASmithJonesPL.

Payment can only be made via credit card when using the secure online application form.

Date payment made²

Invoice has been issued by OCG. TCC is arranging payment.

² If the relevant fee is paid after the form is submitted, notify the Office of the Coordinator-General when the payment is made.

Office use only	Date received	
	Receiving officer	
	Fee invoice	☐ Attached ☐ Requested
	Fee received	Date: Receipt number:
	Owner's consent	☐ Attached ☐ Not attached ☐ Not required
	Properly made	☐ Yes ☐ No Notes:
	Reference number	
	Source number	

Appendix B

Properly Made Checklist

Appendix B Properly Made Checklist

Table 8 SDA Checklist

Items	Location
Be made to the Coordinator-General in the approved form including:	
a. A clear and accurate description of the land subject to the application.	Refer Section 2.0, Table 1
b. The proponent's name, address and contact details.	Refer Section 2.0, Table 1
c. Identify the development for which approval is being sought.	Refer Section 2.0, Table 1
d. The written consent of the owner of the land.	Refer to Appendix C
e. State the referral triggers under the Planning Act (and referral entities if known) for the application.	Refer to 5.3.4, Table 6
f. If the application is part of a larger development, include a description of the larger development and details of how the application relates to the larger development.	Refer to Section 1.1 and Figure 1
g. Include a statement on whether the development has been, is or will be subject to an EIS or IAR.	Not Applicable The development will not be subject to an EIS or IAR.
Be accompanied by:	
h. A planning report	Refer herein
i. If one has been prepared, an EIS or IAR relevant to the application including an EIS or IAR evaluation report.	Not Applicable
j. Payment of the relevant fee, if prescribed by regulation.	Invoice has been generated by OCG. Application fee being processed by TCC.

Appendix C

Owners Consent (OCG
and TMR)

Appendix C Owners Consent (OCG and TMR)

Our ref: DGBN25/477

25 August 2025

Ms Alexandra Isgro
AECOM Principal Environmental Planner
AECOM Australia Pty Ltd
alexandra.isgro@aecom.com

Dear Ms Isgro

**Request for landowner's consent for lodgement of an application on Lot 1 on
SP313085 in the Townsville State Development Area**

I refer to previous correspondence from AECOM Australia Pty Ltd (AECOM) 2025 requesting, on behalf of the proponent, Townsville City Council, seeking landowner's consent for the lodgement of a development application under Part 6 of the *State Development and Public Works Organisation Act 1971* for operational works involving the clearing of native vegetation on Lot 1 on SP313085, located within the Townsville State Development Area.

The application is associated with the Eastern Outfall Pressure Main Replacement Project.

As delegate of the Coordinator-General and registered owner of the land, I hereby provide consent to the lodgement of the abovementioned application by AECOM Australia Pty Ltd on behalf of Townsville City Council.

By consenting to the lodgement of the application, the Coordinator-General does not:

- waive any of the Coordinator-General's rights as owner of the land under any law, or
- give or warrant any representation that the Coordinator-General, State of Queensland, or any other person has granted or will grant the proponent or any other person rights to occupy or use any part of the land in future.

Furthermore, nothing in this letter:

- restricts or fetters the exercise by the Coordinator-General, the State of Queensland, or any other relevant authority of any rights, powers or discretions, or any planning, resumptive or other regulatory power, or
- acts as an estoppel, warranty or representation or creates an agreement of any kind.

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

This consent is valid for a period of six months from the date of this letter.

If you require any further information, please contact Mr Travis Johnson, Senior Project Officer, Office of the Coordinator-General on (07) 3237 7521 or at travis.johnson@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kerry Smeltzer', written in a cursive style.

Kerry Smeltzer
Assistant Coordinator-General
New Economy and Transition Coordination
(as delegate of the Coordinator-General)



Our ref TMR25-045142
Your ref 60691504
Enquiries Magnus Kuttainen

Department of
Transport and Main Roads

15 August 2025

Townsville City Council c/- AECOM Australia Pty Ltd
Country Level 8, 540 Wickham Street
PO Box 1307
Fortitude Valley QLD 4006
Australia

alexandra.isgro@aecom.com

Dear Alexandra Isgro

Proposed Development:	Development Permit for Operational Works (Native Vegetation Clearing)
Real Property Description:	Lot 1 on SP313085 & Lot 302 SP223355
Street Address:	0 Ron McLean Drive, Stuart QLD 4811 & 0 Cleveland Bay Stuart, QLD 4811
Assessment Manager:	Office of the Coordinator General
State Development Area:	Townsville

Reference is made to the request received by the Department of Transport and Main Roads (the department) on 13 August 2025 to provide Townsville City Council (TCC) with land owner's consent for the lodgement of a State Development Area Development application for Operational Works involving Clearing Native Vegetation to enable the replacement of an existing sewage trunk main.

It is advised that the department, as representative owner of the Ron Mclean Drive (Townsville Port Road, Road ID: 841), hereby provides its written consent to allow TCC c/- AECOM Australia Pty Ltd, to submit the following development application to be considered by the appropriate assessment manager and referral agencies:

- Development Application – Development Permit - Operational Work for Native Vegetation Clearing

This consent does not negate the requirement for the proponent to gain any relevant legislated approvals from TMR, the relevant local council or other government entities. This consent remains valid from the day issued for a period of 12 months.

TMR regulates structures, works and activities that occur within land administered or owned by the department. It will be necessary to obtain TMR approval prior to accessing or undertaking works within an existing state-controlled road corridor.

If you have any queries or wish to discuss this matter further, please contact Magnus Kuttainen, Town Planner on (07) 4421 8744.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Russell Evans', with a stylized, flowing script.

Russell Evans

A/Manager (Project Planning & Corridor Management)
North Queensland Region

Appendix D

Pre-lodgement Email Correspondence

Appendix D Pre-lodgement Email Correspondence

Isgro, Alexandra

From: Catherine O'Neill <Catherine.O'Neill@coordinatorgeneral.qld.gov.au>
Sent: Tuesday, 12 August 2025 11:00 AM
To: Isgro, Alexandra
Cc: Rachel Ritchie
Subject: RE: Eastern Outfall Pressure Main (EOPM) Replacement - Request for Owner's Consent

This Message Is From an External Sender

This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Report Suspicious](#)

Hi Alexandra,

Thank you for your time over the phone. To summarise our conversation and note next steps:

- The development application under the **Planning Act** will be for:
 - o **Areas outside the Townsville SDA:** prescribed tidal works, works within a coastal management district, removal, destruction or damage of marine plants and the clearance of native vegetation
 - o **Areas in the Townsville SDA:** prescribed tidal works, works within a coastal management district, removal and destruction or damage of marine plants (if all of these apply)
- The SDA application under the **SDPWO Act** will be for:
 - o **Areas in the Townsville SDA:** clearance of native vegetation only.

Owner's consent is required for all SDA applications in the Townsville SDA, except in limited circumstances around acquisition land. Consequently, you will require owner's consent for any land where the clearance of native vegetation will occur and where an exemption does not apply.

Noting your intent to lodge shortly, should you have any delay in obtaining owner's consent from DTMR, please let us know and we can follow up. We also acknowledge the cross jurisdictional complexity and can contact the SARA North QLD office to organise a meeting to discuss the assessment approach by both agencies.

It would also benefit us understanding your project timeframes to assist with approaching the SDA application process. If it's possible, could you please advise of your approval timeframes and anticipated commencement of construction/ project.

I'm available again after 11am if you would like to discuss.

Kind regards,

Catherine O'Neill
Principal Project Officer, Planning Services
Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
P 07 3452 7574
Level 14, 1 William Street, Brisbane QLD 4000

Appendix E

Relevant Purpose Determination

Appendix E Relevant Purpose Determination

Author: Belinda Lahey
Ref number: 2025/001504



Department of
**Natural Resources and Mines,
Manufacturing and Regional
and Rural Development**

18 August 2025

AECOM
Ms Alexandra Clair Isgro
PO Box 1268
Townsville QLD 4810

Dear Ms Isgro

**Application for a Relevant Purpose determination under section 22A of the
Vegetation Management Act 1999 for the clearing of native vegetation on lots 302
SP223355 & 1 SP313085 - Townsville City Council**

I refer to your application submitted to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the department) on 30 May 2025.

As the delegate for the Chief Executive, I have considered your request and am satisfied that the proposed development to clear vegetation for the purpose of Relevant Infrastructure Activities meets the relevant requirements of section 22A of the *Vegetation Management Act 1999*. A relevant purpose determination should include a RPDP where clarity is required to show the area the subject of the relevant purpose determination. The areas determined to be for a relevant purpose are shown as 'Area A' on the attached Relevant Purpose Determination Plan 2025/001504 (RPDP).

This decision is based on:

- the development proposal and information you submitted to the department on 30 May 2025
- circumstances at the time of this determination; and
- the attached RPDP.

Should your proposal change (eg. development footprint) or circumstances associated with your proposal change (eg. legislation changes, regional ecosystem mapping changes), you will need to request another section 22A relevant purpose determination.

This relevant purpose determination is valid for 2 years and will expire on 19 August 2027

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from your local Council, or the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) under the *Planning Act 2016*.

Telephone: 13 58 34 or 135 VEG
Email: vegetation@resources.qld.gov.au
Web: www.nrmmrrd.qld.gov.au

Prior to lodging a development application, it is strongly recommended that, you arrange a pre-lodgement meeting through the State Assessment and Referral Agency (SARA) to identify all relevant State legislation, approvals and application requirements.

Disclaimer: Please note, assessment of rehabilitation requirements and environmental offset requirements will be undertaken as part of the State Development Assessment Provisions: State Code 16 (SDAP: State Code 16) assessment. Accordingly, any determination that the proposed development is for a relevant purpose under section 22A of the Vegetation Management Act 1999 is not a finding that the proposed development also satisfies any Performance Outcome requirements to rehabilitate or provide environmental offsets where required under SDAP: State Code 16.

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

Should you require any additional information please contact your local SARA office as below:

SARA Townsville Office

Location: Level 4, 445 Flinders Street, Townsville

Postal address: PO Box 5666, Townsville Qld 4810

Telephone: 07 4758 3423

Email: nqsara@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Belinda Lahey, on telephone 135 834 quoting the above reference number

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Mike McGahan', with a stylized, cursive script.

Mike McGahan

Senior Natural Resource Management Officer (VM1)

Attachment 1 - Legislation and Acts

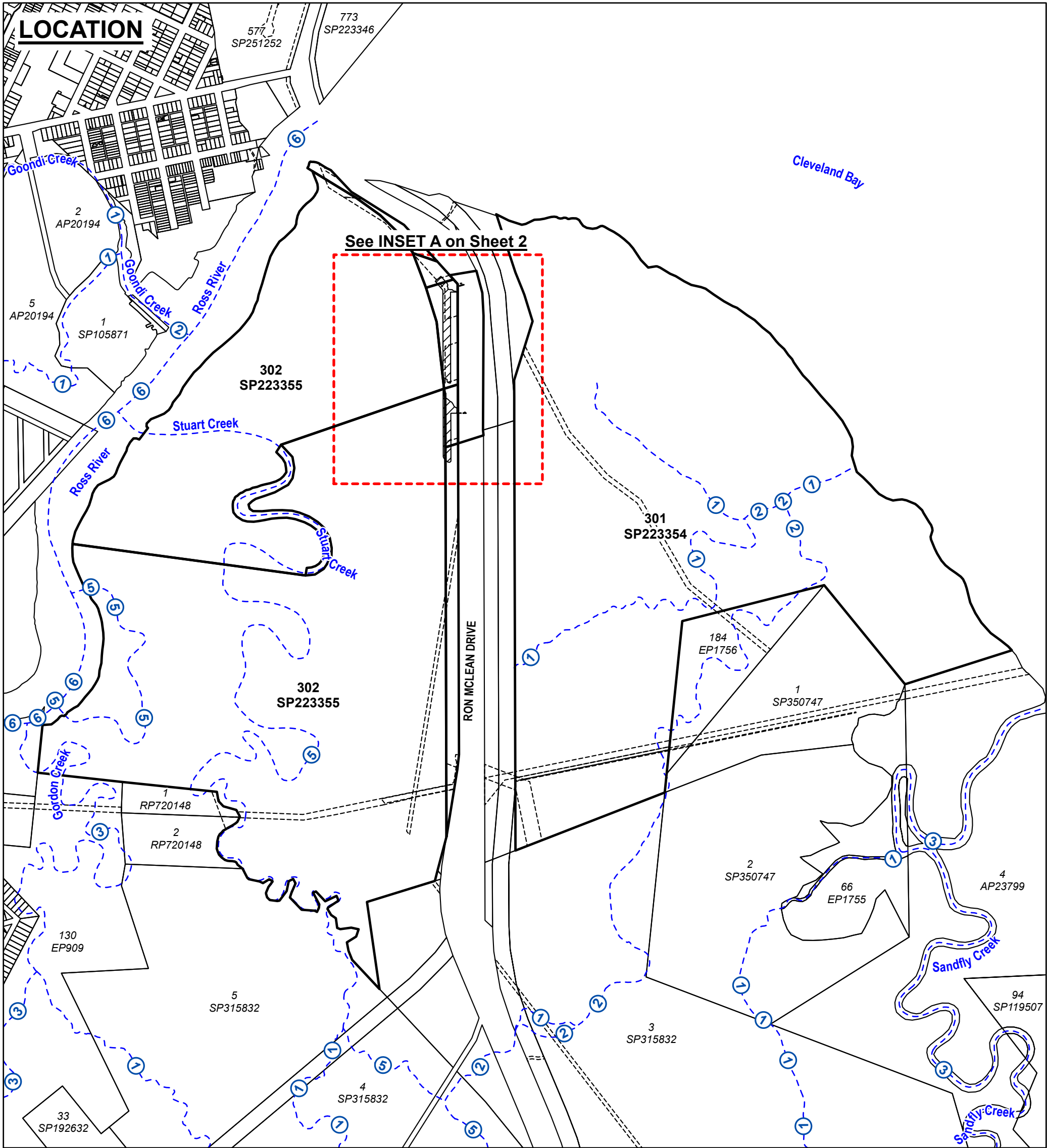
Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Local Government, Water and Volunteers (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Queensland Government)	Ph: 13 QGOV (13 74 68) www.nrmmrd.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism (Queensland Government)	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment, Tourism, Science and Innovation (Queensland Government)	Ph: 13 QGOV (13 74 68) www.desi.qld.gov.au
Koala mapping and regulations.	<i>Nature Conservation Act 1992</i>	Department of Environment, Tourism, Science and Innovation (Queensland Government)	Ph: 13 QGOV (13 74 68) www.desi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Primary Industries (Queensland Government)	Ph: 13 25 23 www.daf.qld.gov.au
Matters of National Environmental Significance including	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the	Ph: 1800 803 772 www.dcceew.gov.au

¹ In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to **clearing**, you should check the flora survey trigger map to determine if the **clearing** is within a high-risk area by visiting [For further information or assistance on the protected plants flora survey trigger map for your property](#), contact the Department of Environment, Tourism, Science and Innovation on 13QGOV (13 74 68) or email palm@des.qld.gov.au

² Contact the Department of Primary Industries before **clearing**:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2023 and located within any of the following local government management areas—Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

listed threatened species & ecological communities		Environment and Water (Australian Government)	
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au
Road corridor permits	<i>Transport Infrastructure Act 1994</i>	Department of Transport and Main Roads (Queensland Government)	Ph: 13 QGOV (13 74 68) www.tmr.qld.gov.au
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

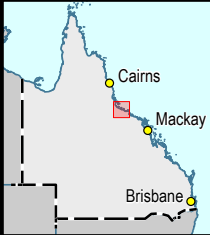


Notes: Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Relevant Determination Letter 2025/001504

- LEGEND**
- Subject Lots
 - Area A
 - Watercourse and/or drainage feature (Stream order label)



Note: This is a colour map and must be reproduced in colour

Relevant Purpose Determination Plan

Plan of Area A (Parts A1 - A6) in Lot 1 on Plan SP313085, Lot 301 on Plan SP223354, Lot 302 on Plan SP223355 and Ron McLean Drive

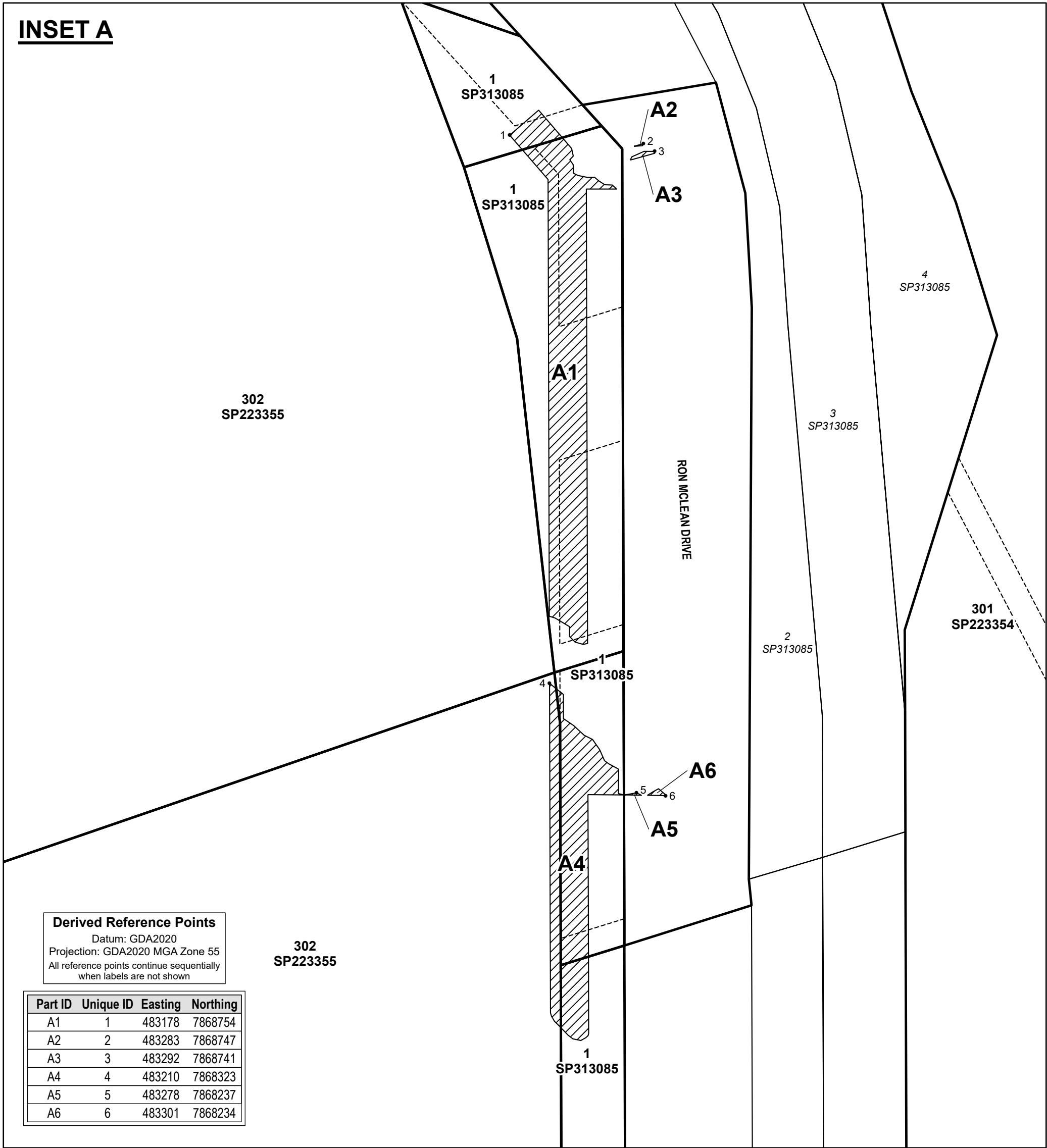
Version: 1 eLVAS Case ID: 2025/001504



© The State of Queensland, 2025

**RPDP
2025/001504
Sheet 1 of 2**

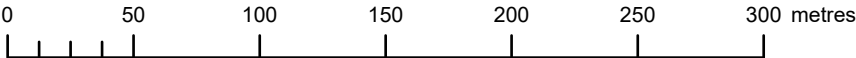
INSET A



Derived Reference Points
Datum: GDA2020
Projection: GDA2020 MGA Zone 55
All reference points continue sequentially when labels are not shown

Part ID	Unique ID	Easting	Northing
A1	1	483178	7868754
A2	2	483283	7868747
A3	3	483292	7868741
A4	4	483210	7868323
A5	5	483278	7868237
A6	6	483301	7868234

SCALE 1:3,000 @ A3 paper size



Projection: GDA2020 MGA Zone 55

Datum: GDA2020

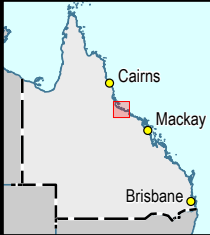
Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.
Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.
The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Relevant Determination Letter 2025/001504

LEGEND

- 1 Derived Reference Points
- Subject Lots
- Area A
- Watercourse and/or drainage feature (Stream order label)

Note: This is a colour map and must be reproduced in colour



Relevant Purpose Determination Plan

Plan of Area A (Parts A1 - A6) in Lot 1 on Plan SP313085, Lot 301 on Plan SP223354, Lot 302 on Plan SP223355 and Ron McLean Drive

Version: 1

eLVAS Case ID: 2025/001504



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RPDP
2025/001504
Sheet 2 of 2