



Office of the
Coordinator-General

Our ref: OUT24/1396

Your ref: 21279

19 April 2024

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

Dear Mr McRae

AP2023/012 – SDA application for an SDA approval for a material change of use for a Medium Impact Industry, Service Station, Transport Depot and Office in the Townsville State Development Area (SDA)

I am pleased to advise that your SDA application for a material change of use in the Townsville SDA (AP2023/012) was deemed to be properly made on 25 March 2024 in accordance with section 84D of the *State Development and Public Works Organisation Act 1971*.

Please find enclosed a request detailing additional information required to properly assess your application. In accordance with the Townsville SDA Development Scheme, your response to the Office of the Coordinator-General is required by 19 July 2024. The application will lapse if you do not provide, to the satisfaction of the Coordinator-General, the requested information by the required date.

If you require any further information, please contact Ms Sally Wotley, Senior Project Officer, Office of the Coordinator-General at sally.wotley@coordinatorgeneral.qld.gov.au or on (07) 3307 6191, who will be pleased to assist.

Yours sincerely

Kerry Smeltzer
Assistant Coordinator-General
Project Evaluation and Facilitation
(as delegate of the Coordinator-General)

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

The requested additional information seeks to clarify the impacts of the proposed development.

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

No.	Issue	Information requested
Transport impacts		
1	Site access	<p>The site plan (23043-D02) dated 10 October 2023 indicates a left turn lane along Heleen Downs Road turning into the subject site. While it is noted that the plans are indicative only, it is unclear whether the turn lane is a channelised turn or a trap lane. In accordance with the Townsville SDA Development Scheme, development is required to be designed to ensure it does not unduly impact on the safe and efficient operation of transport infrastructure.</p> <p>Clarification on how this lane interacts with the Port Access Road is required to ensure there are no impacts to the safety and efficiency of the State-controlled road.</p> <p>The proponent is requested to provide updated plans indicating the full extent of the turn lane to demonstrate how this lane interacts with the intersection of the Port Access Road / Heleen Downs Road¹.</p>

¹ The establishment of a trapped turn lane from the Port Access Road may adversely impact upon the safety and operating conditions of the State-controlled intersection and may not be supported.