

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
Site Survey	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-00	17/05/2023
Site Plan	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-01	20/04/2023
Elevation	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-02	20/04/2023
Site Plan Lot 15	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-03	17/05/2023
Site Staging	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-04	17/05/2023
3D View	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-10	17/05/2023
3D View	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-11	17/05/2023
Plan Bulk Storage	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-20	20/04/2023
Plan Warehouse	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-21	20/04/2023
Plan Work Shop	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-22	20/04/2023
Plan Silo Grain Handeling	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-23	20/04/2023
Roof Plan Bulk Storage	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-24	20/04/2023
Roof Plan Warehouse	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-25	20/04/2023
Roof Plan Workshop	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK-26	20/04/2023
Driveway Setout & Landscaping	Sizer & Cogill Bulk & General Carriers Pty Ltd	09-1777_SK30	20/04/2023
Cleveland Bay Industrial Park Internal Vehicle Crossover Lots 15 & 17	Langtree Consulting	0966-SK-001	26/02/2023
Sizer & Cogill CBIP Lots 15, 16 and 17 Stormwater Quality Management Plan Cleveland Industrial Park	Langtree Consulting	0966 R-NP0297	16/06/2023

Condition 2 – amalgamation of lots		Timing
2.1	<p>Amalgamate Lot 16 and Lot 17 into a single parcel and register the survey plan in accordance with the <i>Land Title Act 1994</i> or relevant legislation as amended.</p> <p>Lot 16 and 17 are identified in plan titled “Site Survey”, prepared by Sizer & Cogill Bulk & General Carriers Pty Ltd dated 19/01/2023 and referenced in Table 1 to condition 1 of this approval.</p>	<i>Prior to commencement of the use</i>

Condition 3 – access easement		Timing
3.1	<p>Register an access easement over Lot 26 in favour of Lots 15 and 17 as indicated on plan titled “Site Survey” prepared by Sizer & Cogill Bulk & General Carriers Pty Ltd dated 3/04/2023 and referenced in Table 1 to Condition 1 of this approval.</p> <p>The access easement must be signed by relevant parties of existing easement and must not conflict its purposes of drainage.</p> <p><i>Note: The maintenance and management of the access remains the responsibility of the land owners of lot 15 and 17.</i></p>	<i>Prior to commencement of site works</i>
3.2	<p>Prepare and implement an Access Easement Management Plan for the easement required in condition 3.1.</p> <p>The Access Easement Management Plan must be prepared in consultation with Townsville City Council and the Coordinator-General and approved by Townsville City Council.</p>	<i>Prior to commencement site works</i>

Condition 4 – development on Lot 15		Timing
4.1	<p>Lot 15 must operate as an outdoor storage area only; no buildings are to be constructed.</p> <p><i>Note: Future built form associated with Lot 15 may require an SDA application or a request to change to an SDA application to be lodged to the Coordinator-General.</i></p>	<i>At all times</i>

Condition 5 – staged development		Timing
5.1	<p>The development is to occur in accordance with the sequence of staging indicated in plan titled “Site Staging”, prepared by Sizer & Cogill Bulk & General Carriers Pty Ltd dated 19/01/2023 and referenced in Table 1 to condition 1 of this approval.</p> <p><i>Note: The stages may be undertaken concurrently.</i></p> <p><i>Unless explicitly stated, conditions relate to each stage of the development.</i></p>	<i>At all times</i>

Condition 6 – commencement of the development		Timing
6.1	<p>Notify the Coordinator-General in writing of the date of commencement of the use of each stage.</p>	<i>Within 30 days of commencement of</i>

<p><i>Note: Written notification must state SDA approval number AP2022/017 and be provided to:</i></p> <p><i>Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au</i></p>	<p><i>the use of the relevant stage/s</i></p>
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Condition 7 – ‘as constructed’ plans		Timing
7.1	<p>For each stage of the development submit to the Coordinator-General, ‘As constructed’ plans certified by a Registered Professional Engineer of Queensland (RPEQ) or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf.</p>	<p><i>Prior to commencement of the use of each stage</i></p>

Condition 8 – inspection		Timing
8.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.</p> <p><i>Note: Where practicable, at least forty-eight (48) hours notice will be provided.</i></p>	<p><i>At all times</i></p>

Condition 9 – complaints		Timing
9.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received; (b) complainant’s details including name and contact information; (c) reasons for the 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 in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. 	<p><i>At all times</i></p>
9.2	<p>Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.</p>	<p><i>As indicated</i></p>
9.3	<p>Provide an up to date copy of the register if requested by the Coordinator-General.</p>	<p><i>As indicated</i></p>
9.4	<p>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>.</p> <p>The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must</p>	<p><i>At all times</i></p>

	<p>provide recommendations on method and location of odour attenuation measures.</p> <p>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 the notification of the complaint.</p>	
9.5	<p>In the event a complaint is received in relation to noise from the use, 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 1994</i>.</p> <p>The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations and location of noise mitigation measures.</p> <p>The developer/operator must provide a copy of the report to Townsville City Council and the Coordinator-General and implement the recommendations within 3 months of the notification of the complaint.</p>	<i>At all times</i>

Condition 10 – construction management		Timing
10.1	<p>Prepare a construction management plan that includes the following:</p> <ul style="list-style-type: none"> (a) employee and visitor parking areas (if provided); (b) provision for loading and unloading materials including the location of any remote loading sites; (c) the storage location/s of 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; (f) 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 site works</i>
10.2	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 site works phase</i>
10.3	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>
10.4	Dust or debris must not enter the State-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 11 – erosion and sediment control		Timing
11.1	<p>Erosion and sediment control management must be installed and maintained in accordance with the Healthy waters code of the Townsville City Plan.</p> <p>The contingent design, implementation and maintenance of measures must be provided in accordance with SC6.4 Development manual planning scheme policy, specifically SC6.4.3.8.6 MUSIC modelling requirements of the Townsville City Plan.</p>	<i>Prior to the commencement of site works and to be maintained during the site works phase</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 the use</i>
12.2	The premises must connect to Townsville City Council's reticulated sewer system.	<i>Prior to commencement of the use</i>
12.3	The premises must connect to Townsville City Council's reticulated water system.	<i>Prior to commencement of the use</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</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</i>

Condition 13 – stormwater drainage		Timing
13.1	The development is required to achieve no-worsening and no-actionable nuisance in terms 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>
13.2	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>
13.3	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 site works and to be maintained</i>

13.4	<p>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.</p> <p><i>Note: Certification must reference SDA approval number AP2022/017 and be provided to:</i></p> <p><i>Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au</i> <i>Townsville City Council – developmentassessment@townsville.qld.gov.au</i></p>	<p><i>Prior to commencement of the use</i></p>
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Condition 14 – stormwater quality		Timing
14.1	<p>Implement the stormwater quality management plan titled “Sizer & Cogill CBIP Lots 15, 16 and 17 Stormwater Quality Management Plan Cleveland Industrial Park” prepared by Langtree Consulting and dated 16/06/2023 and referenced in Table 1 to condition 1 of this approval.</p>	<p><i>At all times</i></p>
14.2	<p>Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced RPEQ that the implementation of stormwater quality management plan achieves the prescribed outcomes in accordance with the Works code and Healthy waters code of the Townsville City Plan.</p> <p><i>Note: Certification must reference SDA approval number AP2022/017 and be provided to:</i></p> <p><i>Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au</i> <i>Townsville City Council – developmentassessment@townsville.qld.gov.au</i></p>	<p><i>Prior to commencement of the use</i></p>

Condition 15 – minimum floor levels		Timing
15.1	<p>Floor levels must achieve the following flood immunities:</p> <ul style="list-style-type: none"> a) floor levels of all non-habitable rooms are above the defined flood event level; b) floor levels of all habitable rooms are 300mm above the defined flood event level. <p><i>Note: documentation from a RPEQ is to be submitted to a Building Certifier identifying required minimum floor height of all habitable rooms to achieve storm tide/flood immunity prior to the issuing of a Development Permit for Building Works of each stage.</i></p>	<p><i>Prior to commencement of the use of each stage and to be maintained</i></p>

Condition 16 – vehicle access and parking		Timing
16.1	<p>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.</p>	<p><i>Prior to commencement of the use and to be maintained</i></p>

16.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with the latest amendment of AS2890.1: 2004 Parking facilities: Part 1 and AS2890.2:2002: Part 2 and is to provide the following: (a) a minimum of 19 car spaces, including disabled parking must be provided on-site. (b) acceptance of vehicle loading of not less than Gross Vehicle Mass of 33 tonnes.	<i>Prior to commencement of the use</i>
16.3	All parking is to occur on site.	<i>At all times</i>

Condition 17 – landscaping		Timing
17.1	Provide for street trees and landscaping in accordance with the plan titled “Driveway Setout & Landscaping”, prepared by Sizer & Cogill Bulk & General Carriers Pty Ltd dated 27/03/2023 in Table 1 to Condition 1 of this approval. <i>Note – Street trees (preferred species – Grevillea Baileyana) to be provided to the frontages of Lots 15 & 16. Street tree locations must not impact on vehicle movements.</i>	<i>Prior to commencement of the use and to be maintained</i>
17.2	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 18 – air contaminants		Timing
18.1	Materials that are capable of generating air contaminants are wholly contained and covered or enclosed in storage bins to avoid the generation of air contaminants.	<i>At all times</i>
18.2	External areas of Lot 16 and 17 are sealed (impervious) in accordance with the plan titled “Site Plan” prepared by Sizer & Cogill Bulk & General Carriers Pty Ltd dated 19/01/2023 in Table 1 to Condition 1 of this approval.	<i>Prior to commencement of the use of Stage 1a and to be maintained</i>
18.3	A 10m wide internal concrete or asphalt apron must be provided for the full length of the property boundary of Lot 15 with additional 10m wide rumble strips provided at all access driveway locations.	<i>Prior to commencement of the use of Stage 1b and to be maintained</i>

Condition 19 – waste management		Timing
19.1	Reuse, recycle or lawfully dispose of all waste (other than treated waste-water released to land) generated by the development.	<i>At all times</i>
19.2	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>
19.3	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	<i>Prior to commencement of the use and to be maintained</i>

	<p>(b) be within the curtilage of the premise in an accessible location to receive the service</p> <p>(c) be graded and drained through an approved sediment/silt trap to legal sewer connection</p> <p>(d) be provided with a hose cock and hose in close proximity to the enclosure and</p> <p>(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.</p>	
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Condition 20 – hazardous materials		Timing
20.1	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 AS1940— <i>Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
20.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 21 – external details		Timing
21.1	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>Prior to commencement of use and to be maintained</i>
21.2	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 the use and to be maintained</i>

Condition 22 – storage		Timing
22.1	Goods, equipment and packaging material or machinery must not be stored or left exposed within the first 20m from any public road or thoroughfare.	<i>Prior to commencement of use and to be maintained</i>

Condition 23 – safety and crime prevention		Timing
23.1	Install adequate fencing and signage to warn the public of operations and safety hazards.	<i>Prior to commencement of the use and to be maintained</i>

23.2	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 commencement of the use and to be maintained</i>
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Condition 24 – fire fighting		Timing
24.1	The development must be provided with an adequate and accessible supply of water for firefighting purposes.	<i>Prior to the commencement of the use and to be maintained</i>

Condition 25 – repair of damage		Timing
25.1	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 the use and to be maintained</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 and to be maintained</i>
26.2	Outdoor lighting must be provided in accordance with AS1158.1:2005 – <i>Lighting for Roads and Public Spaces</i> .	<i>Prior to the commencement of the use and to be maintained</i>
26.3	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with AS4282:1997 Control of obtrusive effects of outdoor lighting.	<i>At all times</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:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) 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 in 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

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 to carry out building works prior to works commencing on site.

Prior to the issuing of a Development Permit for Building Works, submit to Townsville City Council, 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

Outstanding charges or expenses applied to the use, including infrastructure charges will be levied by Townsville City Council as part of a future development approval for building works as permissible under the *Planning Act 2016*.

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*.

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:

- (c) Completed Roadworks permit application form
- (d) Prescribed fee
- (e) 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 and Science) 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 Heritage Act 2003* and the Department of Environment and Heritage Protection (2014) *Guidelines: Archaeological investigations*. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.