

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.	To be maintained at all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Revision	Date
Cover Page	McDonald Construction	1	5	25.09.23
Site Plan	McDonald Construction	2	5	25.09.23
Floor Plan	McDonald Construction	3	5	25.09.23
Floor Plan Office	McDonald Construction	4	5	25.09.23
Elevations	McDonald Construction	5	5	25.09.23
Roof Plan	McDonald Construction	6	5	25.09.23
Swept Paths – Entry/Exit 2	McDonald Construction	10	5	25.09.23
Stormwater Quality Management Plan	Langtree Consulting Engineers		A	18.08.23

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

Condition 3 – ‘As constructed’ plans		Timing
3.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by 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 and shape files.</p>	<i>Prior to commencement of use</i>

Condition 4- auditing		Timing

4.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of development.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>
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Condition 5 - inspection		Timing
5.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development or use .</p> <p><i>Note: Where practicable, at least forty-eight (48) hours' notice will be provided</i></p>	<i>At all times</i>

Condition 6 – Complaints		Timing
6.1	<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 complaint (d) investigations undertaken and conclusions formed (e) actioned taken to resolve this complaint, including the time take 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>
6.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint	<i>As indicated</i>
6.3	Provide an up to date copy of the register if request by the Coordinator-General.	<i>As indicated</i>
6.4	<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 provide recommendations of odour and air 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 supplying the report.</p>	<i>At all times</i>

6.5	<p>In the even 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 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 undertake any works within 3-months of supplying the report.</p>	
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Condition 7 – External details		Timing
7.1	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with best practice.	<i>To be maintained</i>
7.2	Legible property numbers must be erected at the premise sand must be maintained. The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.	<i>Prior to commencement of use and to be maintained</i>

Condition 8 – Safety and crime prevention		Timing
8.2	Install adequate fencing and signage to warn the public of operations and safety hazards.	<i>Prior to commencement of use and to be maintained</i>
8.3	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 use and to be maintained</i>

Condition 9 – Vehicle crossovers		Timing
9.1	Unless otherwise agreed to in writing with Townsville City Council, all access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary generally in accordance with the Transport impact, access and parking code of the Townsville City Plan	<i>Prior to commencement of use and to be maintained</i>
9.2	All parking is to occur on site	<i>At all times</i>

Condition 10 – Services and utilities		Timing
10.1	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.	<i>Prior to commencement of construction and to be maintained</i>
10.2	The development must be serviced by the public sewerage network. In particular, the connection to Council's low pressure sewer system shall be at the boundary connection provided for each lot. Privately owned pressure sewer equipment must be installed and is to generally consist of a suitably sized tank with a 36-hour storage capacity, a positive displacement or 2-stage centrifugal grinder pump with minimum 1.75L/s flow rate up to approximately 38m head, electrical control/alarms, property	<i>Prior to commencement of the use. A Compliance Permit to carry out plumbing and drainage works must be obtained</i>

	discharge lines and boundary kit in accordance with drawings SEQ-PSS-1100-2, SEQ-PSS-1101-1 and SEQ-PSS-1102-1. Any future owners of the property must be notified of the above requirements. A Property Notation will be placed on Council's property management files to advise prospective purchasers of these sewer connection requirements.	<i>prior to the commencement of any sanitary drainage works.</i>
10.3	The premises must connect to Townsville City Council's reticulated water system. 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>Prior to commencement of the use</i>
10.4	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>
10.5	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 and to be maintained</i>

Condition 11 – Potential contamination		Timing
11.1	Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.	<i>At all times</i>
11.2	Roof water is piped away from areas of potential contamination.	<i>At all times</i>

Condition 12 – Hazardous materials		Timing
12.1	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940 – Storage and Handling of Flammable Combustible Liquids</i> .	<i>At all times</i>
12.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 13 – Waste management		Timing
13.1	The development must reuse, recycle or lawfully dispose of all water (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
13.2	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>
13.3	If bulk refuse facilities are applicable, the bulk refuse facility must: <ul style="list-style-type: none"> (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 	<i>Prior to commencement of use and to be maintained</i>

	<p>(c) be graded and drained through an approved sediment/silt trap to legal sewer connection and</p> <p>(d) be provided with a hose cock and hose in close proximity to the enclosure.</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 14 – Air contaminants		Timing
14.1	Materials that are capable of generating air contaminants are wholly enclosed in storage bins.	<i>At all times</i>
14.2	All external areas are sealed (impervious), turfed or landscaped.	<i>Prior to commencement of use and to be maintained</i>

Condition 15 – Stormwater drainage		Timing
15.1	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>
15.2	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>
15.3	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>
15.4	<p>Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced Registered Professional Engineer of Queensland (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 AP2023/011 and be provided to:</i></p> <p>Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au</p>	<i>Prior to the commencement of use</i>

Condition 16 – Stormwater quality		Timing
16.1	Implement the stormwater management plan titled “Stormwater Quality Management Plan” prepared by Langtree Consulting Engineers Revision A dated 18/08/2023 and referenced in Table 1 to conditions of this approval.	<i>At all times</i>
16.2	Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced Registered Professional Engineer of Queensland (RPEQ) that the	<i>Prior to commencement of the use</i>

	<p>stormwater quality management plan 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 AP2023/011 and be provided to:</i></p> <p>Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au</p>	
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Condition 17 – Repair of damage		Timing
17.1	Repair any property fencing, roads and 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 ongoing</i>

Condition 18 – Storage		Timing
18.1	Goods, equipment, 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 the use and to be maintained</i>

Condition 19 – Fire fighting		Timing
19.1	<p>The development must be provided with an adequate and accessible supply of water for firefighting purposes.</p> <p><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></p>	<i>Prior to the commencement of the use and to be maintained</i>

Condition 20 – Lighting		Timing
20.1	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>
20.2	Outdoor lighting must be provided in accordance with <i>AS1158.1:2005 – Lighting for Roads and Public Spaces</i> .	<i>Prior to the commencement of the use and to be maintained</i>
20.3	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 and to be maintained</i>

Condition 21 – Landscaping		Timing
21.1	<p>Prepare a Landscape Plan (by a suitably qualified person) with specific attention must be given to the following:</p> <p style="margin-left: 40px;">(a) The landscape plan must be prepared and provided for approval in accordance with Part 9.3.3 Landscape code of the Townsville City Plan;</p>	<i>Prior to the commencement of the construction and to be maintained thereafter.</i>

	<p>(b) Landscape design plans must include the entire site, including the road reserve, with staging identified</p> <p>(c) Landscaping must be constructed in accordance with the approved landscaping plan(s) and constructed to the relevant standards in accordance with relevant code/s and policy direction;</p> <p>(d) Street trees on frontage of future Lot 23, as set out in the Landscape code and associated policies. The preferred species for this location is <i>Grevillea baileyana</i> for the Colinta Road frontage.</p> <p>(e) Root barrier or other mechanical protection must be installed where sewer infrastructure is located in the road reserve adjacent to street trees. The root barrier must be installed approximately 700mm from centre of trunk (toward the sewer) and must extend 1.5m either side of trunk centre (parallel to the sewer alignment).</p> <p><i>Note – Street tree locations must not impact on vehicle movements.</i></p>	
21.2	Implement the works in the Landscape Plan identified in (condition number above)	<i>Prior to commencement of the use and to be maintained thereafter.</i>
21.3	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 22 – Construction Management Plan		Timing
22.1	<p>Prepare a construction management plan that includes the following:</p> <p>(a) employee and visitor parking areas, as outlined in the approved plans.</p> <p>(b) Provision for loading and unloading materials including the location of any remote loading sites</p> <p>(c) The storage location/s materials, structures, plant and equipment on the construction site;</p> <p>(d) management of noise and dust generated from the site during and outside construction work hours;</p> <p>(e) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions;</p> <p>(f) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.</p>	<i>Prior to the commencement of construction</i>
22.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during construction</i>
22.3	Water to be used for dust mitigation is to be drawn from sources other than Townsville City Council's reticulated water supply	<i>At all times during the site works phase</i>

	should Level 3 or 4 water restrictions be in effect and / or imposed during the construction of the development.	
22.4	Dust or debris must not enter the State-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 23 – Erosion and sediment control		Timing
23.1	<p>a) Soil erosion and sediment control (SESC) plans must be prepared by a suitably qualified professional and submitted to Council for approval, with the proposed SESC measures to be designed in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008). The plans must demonstrate that the proposed SESC measures will achieve the erosion and sediment control design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.</p> <p>b) Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994) must not be released from the site or to waters within the site, or be likely to be released should rainfall occur, unless all reasonable and practicable measures are taken to prevent or minimise the release and concentration of contamination. These measures must be designed, implemented and maintained in accordance with "Best Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australasian Chapter) (IECA, 2008) and achieve the design objectives specified in Appendix 2, Table A of the State Planning Policy 2017.</p>	<i>Prior to the commencement of site works and to be maintained during the site works phase</i>

Condition 24 - hours of operation		Timing
24.1	<p>Unless otherwise agreed by Townsville City Council and the Coordinator-General, the development must operate within the following hours of operation:</p> <p>a) Warehouse and freight facility: 24 hours a day</p> <p>b) Ancillary office and display room: 7:00am to 6:00pm</p>	<i>Ongoing</i>

Condition 25 – acid sulfate soils		Timing
25.1	(a) Soil and groundwater investigations must be conducted in accordance with the Healthy waters code of the Townsville city Plan to support the proposed earthworks. Should the soil and groundwater investigations reveal the presence of acid sulphate soils or potential acid sulphate soils, an Acid Sulphate Soils Management Plan must be prepared and submitted to Townsville City Council	<i>Prior to commencement of site works</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 for a medium impact industry(warehouse and ancillary office) within the Townsville State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Townsville City Council

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.

Construction**Storage of Materials and Machinery**

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

Building Work Noise

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

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

Liquid Trade Waste Approval/Agreement

The developer is advised that a Trade Waste Approval/Agreement may be required under the *Water Supply (Safety and Reliability) Act 2008*. This should be discussed with Townsville City Council's Planning Services team at an early stage of project development. Contact Tradewaste@townsville.qld.gov.au or 13 48 10.

Flammable and Combustible Liquids

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

Chemical Storage

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

Cultural heritage – duty of care

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

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Townsville State Development Area Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- Details of any compliance reporting which has previously been provided to the Coordinator-General for the purpose of complying with Schedule 3 of the Townsville State Development Area Development Scheme Development Scheme.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:

- certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the 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.