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# Appendix 7

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Date >> 06 March 2023

PO BOX 1268, TOWNSVILLE  
QUEENSLAND 4810

13 48 10

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

Milford Planning  
PO Box 5463  
TOWNSVILLE QLD 4810



Email >> [info@milfordplanning.com.au](mailto:info@milfordplanning.com.au)

Dear Sir/Madam

## Amended Referral Entity Response *Townsville SDA Development Scheme (May 2019)*

Council refers to your letter dated 27 January 2023 requesting to change Council's Early Referral Entity Response.

Upon review, council would like to provide the following comments and amended conditions to be considered on any future development approval issued by the Coordinator General.

### Application Details

<b>Application no:</b>	CAR22/0477
<b>Assessment no:</b>	3172043
<b>Request type:</b>	Early Referral Entity Response
<b>Proposal:</b>	Material Change of use for High Impact Industry (Mobile Concrete Batching Plant and Precast Shed)
<b>Street address:</b>	41 Penelope Road STUART QLD 4811
<b>Real property description:</b>	Lot 20 SP 338023
<b>Your reference:</b>	M2033
<b>Assessment Manager:</b>	Office of the Coordinator General

### Referral Triggers

The application has been referred to council as Early Referral in accordance with schedule 2, part 2, section 2.2 of the development scheme for the Townsville State Development Area.

### Matters of Referral Agency's Assessment

Pursuant to Schedule 2, part 2, section 2.2 of the Townsville State Development Area Development Scheme, council has reviewed the application and assessed the development against the Local Planning Instruments.

Council would like to advise the application referred to us for an Early Referral response is supported subject to the attached conditions being included on any development permit that may be issued.

## Final matters

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Council awaits the Coordinator General's decision on the application and receiving a copy of the decision notice.

If you have any further queries in relation to the above, please do not hesitate to contact Senior Development Assessment Officer, Melanie Percival on telephone 07 4727 9479 or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



### For Assessment Manager

Planning and Development

Appendices >> Material Change of Use Recommended Schedule of Conditions  
Attachments >> Infrastructure Charges Notice  
Accepted Plans

Cc >> Office of the Coordinator General  
[Richard.alarcon@coordinatorgeneral.qld.gov.au](mailto:Richard.alarcon@coordinatorgeneral.qld.gov.au)  
[Catherine.oneill@coordinatorgeneral.qld.gov.au](mailto:Catherine.oneill@coordinatorgeneral.qld.gov.au)

## SUGGESTED SCHEDULE OF CONDITIONS

### MATERIAL CHANGE OF USE

#### (HIGH IMPACT INDUSTRY (MOBILE CONCRETE BATCHING PLANT AND PRECAST SHED))

#### 1. Approved Plans and Supporting Documentation

##### Condition

The development must generally comply with the plans referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan Name	Plan No.	Revision No.	Plan Date
Site Plan	22-038 sheet sk_02	2	23.01.13
Ground Floor Plan	22-038 sheet sk_03	1	Oct 2022
Elevations (East & North)	22-038 sheet sk_04	1	28 May 2021
Elevations (West & South)	22-038 sheet sk_05	1	28 May 2021

##### Reason

The development must comply with all planning scheme requirements and definitions as approved and conditioned by this development permit.

##### Timing

During the operation and life of the development.

#### 2. Production Thresholds

##### Condition

The development must not result in the production of more than 50,000m<sup>3</sup> of concrete and 5,000m<sup>3</sup> of precast concrete per year, unless otherwise agreed by Council.

##### Reason

To ensure development is appropriately serviced and operates in accordance with the relevant code/s and policy direction.

##### Timing

For the life of the development.

#### 3. Storage

##### Condition

Goods, equipment, packaging material or machinery must not be stored or left exposed within the first 20m of the site from all road frontages.

## Reason

To ensure the development does not have a detrimental effect on the visual amenity of the surrounding land in accordance with relevant code/s and policy direction.

## Timing

At all times following the commencement of the use.

## 4. Sewerage Reticulation

### Condition

The development must be serviced by the public sewerage network.

### Reason

To ensure that the development is appropriately serviced by reticulated sewer infrastructure in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of the use.

## 5. Water Supply

### Condition

The development must connect to council's reticulated water system.

### Reason

To ensure that the premises is appropriately serviced by reticulated water supply infrastructure in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of the use.

## 6. Electricity and Telecommunication

### Condition

Electricity and telecommunications must be provided in accordance with Part 9.3.6 Works code of the Townsville City Plan.

### Reason

To provide an appropriate level of electricity and telecommunication services for the development in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of use.

## 7. Relocation of Services or Facilities

### Condition

Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to council.

### Reason

To ensure development is appropriately serviced by public services and/or in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of use.

## 8. Stormwater Drainage

### Condition

An appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ) must certify that stormwater drainage achieves the prescribed outcomes in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

### Reason

To convey stormwater legally and in an environmentally responsible manner in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan.

### Timing

Prior to the commencement of any works onsite.

## 9. Stormwater Quality Management

### Condition

A Stormwater Quality Management Plan (SQMP) must be prepared by a suitably qualified person in accordance with Part 9.3.2 Healthy waters code of the Townsville City Plan. The SQMP must be implemented in accordance with the guideline. All works must be carried out in accordance with SC6.4 Development manual planning scheme policy of the Townsville City Plan.

### Reason

To manage and to minimise the risk of causing environmental harm to receiving waters, damage to council infrastructure, and unnecessary financial burdens to council and the community in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of any works onsite.

## 10. Minimum Floor Levels

### Condition

Floor levels must achieve immunity from flood hazard by ensuring;

- (a) floor levels of all non-habitable rooms are above the defined flood event level; and
- (b) floor levels of all habitable rooms are 300mm above the defined flood event level.

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.

### Reason

To ensure the development is appropriately immune from flood water in accordance with relevant code/s and policy direction.

### Timing

Prior to the issuing of a Development Permit for Building Works of each stage.

## 11. Roadworks and Traffic

### Condition

- a) Unless otherwise agreed, new access driveway/s and crossover/s from the existing kerb and channel/edge of bitumen to the property boundary must be constructed generally in accordance with Part 9.3.5 Transport impact, access and parking code of the Townsville City Plan.
- b) During the construction phase, any damage to the road reserve (i.e. footpath, kerb and channel, existing road) must be replaced in accordance with relevant Council standards and to equal or better design standard as the existing infrastructure.

### Reason

To provide development with access in accordance with council standards.

### Timing

Prior to the commencement of construction and during the construction phase.

## 12. Car Parking

### Condition

- a) All car parking facilities, associated ramps, and driveways must be provided in accordance with Part 9.3.5 Transport impact, access and parking code and designed in

accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.3.5 Car parking and public transport facilities guidelines of the Townsville City Plan and as detailed in the latest amendment of the Australian/New Zealand Standard AS/NZ 2890. All car parking facilities must be maintained to a safe operating standard at all times thereafter.

- b) A 10m wide internal concrete or asphalt apron must be provided for the full length of the property boundary with additional 10m wide rumble strips provided at access driveway locations.
- c) A minimum of 15 car spaces including disabled parking must be provided on site in accordance with SC6.10 Parking rates planning scheme policy of the Townsville City Plan.

## Reason

To ensure development is appropriately serviced by parking and access facilities in accordance with relevant code/s and policy direction.

## Timing

Prior to the commencement of the use of each stage.

## 13. Landscaping

### Condition

Landscape Plans must be prepared and provided for approval in accordance with Part 9.3.3 Landscape code of the Townsville City Plan. Landscaping and Irrigation 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.

Specific attention must be given to the following details;

- a) Street trees must be provided to the frontage of the site as set out in the Landscape code and associated policies. The preferred species for this location is *Syzygium forte*.
- b) All shade trees shown to the car park area in the north east corner of the site must have shade trees included at the rate prescribed by the Landscape policy – including the provision of minimum root ball development zone.
- c) All bio-basin areas and/or swales must include shade trees in accordance with The City Plan Water Sensitive Urban Design construction guideline.
- d) All soft landscaping must be provided with automated irrigation, including the road reserves.

## Reason

To achieve the desired character of the location in accordance with relevant code/s and policy direction.

## Timing

Prior to the commencement of the construction.

## 14. Soil Erosion and Sediment Control Plan

### Condition

- 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.
- 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.

### Reason

To ensure that receiving waters during construction of the development are managed from the effects of increased sediment run-off in accordance with relevant code/s and policy direction.

### Timing

- a) Prior to the commencement of works.
- b) At all times during the construction phase of the development.

### Advice

*Traditional (e.g. Type D) sediment basins operate as batch systems and are not recommended in coastal Queensland because rainfall often occurs in consecutive events which does not allow sufficient time for the batch process to occur. Batch basins would need to be impractically large or require impractical treatment and dewatering strategies to achieve the State Planning Policy 2017 design objectives. High Efficiency Sediment (HES) basins, which operate on a continuous flow basis, are recommended instead and allow a much*

*greater volume of runoff to be treated for a given basin size compared to traditional batch basins. HES basins designed in accordance with the 2018 revision of Appendix B of IECA, 2008 will achieve the SPP design objective and are an accepted solution to achieve compliance with this policy.*

## 15. Acid Sulphate Soils Management

### Condition

Soil and groundwater investigations must be conducted in accordance with Part 9.3.2 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 for approval.

### Reason

To ensure potential adverse impacts on the natural and built environment including infrastructure and human health as a result of acid sulphate soils are avoided in accordance with relevant code/s and policy direction.

### Timing

Prior to any construction commencing onsite.

## 16. Dust Management

### Condition

Dust mitigation measures must be implemented onsite for the suppression of dust. During Level 3 and 4 water restrictions, water must not be drawn from council's reticulated supply. Water to be used for dust mitigation is to be drawn from sources other than council's reticulated supply should Level 3 and 4 water restrictions be in effect and/or imposed during the construction of the development.

### Reason

To mitigate potential adverse impacts of dust hazards in accordance with SC6.4 Development manual planning scheme policy specifically SC6.4.5.2.1(12) Suppression of dust of the Townsville City Plan.

The drawing of water from a non-reticulated source is to provide the ongoing protection of council's reticulated supply.

### Timing

At all times during the construction phases of the development.

## 17. Refuse Facilities

### Condition

Refuse collection arrangements must be provided by the developer so as to achieve the requirements of Part 9.3.6 Works code of the Townsville City Plan and in particular:

- a) A waste storage area must be provided of sufficient size to house all garbage bins including recycling bins. The developer must provide a storage area that is to be suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection.
- b) The minimum overhead clearance required for refuse collection is 6.5 metres. Access for the collection of bulk bins is not to be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height clearance must be maintained at all times.
- c) All waste generated as a result of the construction of the premises is to be effectively controlled and contained entirely within the boundaries of the site before disposal. All waste is to be disposed of in accordance with the Environmental Protection (Waste Management) Regulation 2000.
- d) Access roads and driveways must be designed and constructed to accept vehicle loadings of not less than G.V.M 33 tonnes.

### Reason

To ensure the premises is appropriately serviced and to protect matters of public health and amenity in accordance with relevant code/s and policy direction.

### Timing

Prior to commencement of the use and to be maintained for the life of the development.

## 18. Noise Management

### Condition

- a) The proposed activity must be conducted in a manner that applies such reasonable and practicable means necessary to avoid, minimise or manage the emission or likelihood of emission of noise that constitutes an intrusive or noise nuisance.
- b) In the event of a complaint being received by Council in relation to noise associated with the use, the developer/operator must engage a suitably qualified acoustic consultant to undertake an assessment addressing noise emanating from the site for this use in accordance with the provisions of the *Environmental Protection Act 1994, Environmental*

*Protection (Noise) Policy 2019, Environmental Protection Regulation 2019 and Australian Standard AS 1055 Acoustics to the satisfaction of the Townsville City Council.*

The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and provide a recommended method and location of noise attenuation measures. The developer/operator must provide a copy of the report to Council and undertake any works (if required from the report) within 3 months at no cost to Council.

## Reason

To ensure that the use does not cause a noise nuisance to nearby sensitive receptors, and to ensure that a nuisance is not caused to the use from other nearby noise sources in accordance with the *Environmental Protection Act 1994* Section 440.

## Timing

During the operation and life of the development

## 19. Odour Management

### Condition

- a) Implement odour control measures during the operation and life of the development to prevent an environmental nuisance from affecting nearby sensitive receptors.
- b) In the event of a complaint being received by Council in relation to odour, the developer/ operator must engage a suitably qualified consultant to undertake an assessment addressing odour emanating from the site for this use in accordance with the provisions of the *Environmental Protection Act 1994*.

The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and provide a recommended method and location of odour attenuation measures. The developer/operator must provide a copy of the report to Council and undertake any works (if required from the report) within 3 months at no cost to Council.

### Reason

To ensure that the use does not cause an odour nuisance to nearby sensitive receptors.

### Timing

During the operation and life of the development.

## 20. Outdoor Lighting

### Condition

Any outdoor lighting fixtures must be installed and maintained so that they do not emit glare or light above the levels stated in Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

### Reason

To ensure that the use does not cause a light nuisance to nearby sensitive receptors, and to ensure that a nuisance is not caused to the use from other nearby light sources in accordance with the *Environmental Protection Act 1994* Section 440.

### Timing

Prior to commencement of the use and to be maintained for the life of the development.

## 21. Property Numbering

### Condition

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.

### Reason

To allow the general public, service and emergency service providers to effectively identify the property.

### Timing

Prior to the commencement of the use and maintained for the life of the development.

## 22. Screening of Plant and Utilities

### Condition

Unless otherwise agreed in writing by council, all plant and utilities must be screened or located so as not to be visible from the street.

### Reason

To ensure the development does not have a detrimental effect on the amenity of the surrounding land in accordance with relevant code/s and policy direction.

## Timing

Prior to the commencement of the use of all relevant Stages and maintained for the life of the development.

## 23. Building Materials

### Condition

The exterior surfaces of all buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.

### Reason

To ensure protection of matters of public safety and amenity in accordance with relevant code/s and policy direction.

### Timing

Prior to the commencement of the use and maintained for the life of the development.

## Advice

### Infrastructure Charges

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit will be given as soon as practicable for your information.

### Water restrictions

To manage Townsville's water resources, Townsville City 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.

Proponents and 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 proponents and developers exemptions from water restrictions for the purpose 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 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 proponent and developer.

### Plumbing and Drainage Works

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

### Building Works

A Development Permit for Building Works to carry out building works prior to works commencing on site is required.

### Operational works approval

The proponent must submit an Operational Works application to Townsville City Council addressing the following information:

- (a) a **Soil Erosion Minimisation and Sediment Control Plan** certified by an RPEQ or certified professional in erosion and sediment control in accordance with the healthy waters code of the Townsville City Plan
- (b) a detailed RPEQ certified stormwater drainage design and stormwater quality management plan, demonstrating that **stormwater drainage** achieves the prescribed outcomes of Townsville City Plan as part of each stage.
- (c) technical details demonstrating that **car parking** is designed and constructed in accordance with the Townsville City Plan.
- (d) if required, plans for the following **earthworks** activities:
  - a. filling and/or excavation within 1.5 metres of a lot boundary and exceeding a depth of 300mm
  - b. filling and/or excavation involving a depth exceeding 1 metre or a volume of 10m<sup>3</sup> or more
- (e) technical details demonstrating that all **Landscaping** is designed in accordance with the Landscape Code and Works Code of the Townsville City Plan.

### Roadworks approval

The proponent is required to obtain from Townsville City Council a Roadworks Approval in accordance with Townsville City Council's Local Laws 4 for the installation of any hoardings, gantries or temporary road closures of the footpath or road prior to the commencement of works. The application is to include the following:

- (a) completed Roadworks approval application form;
- (b) prescribed fee; and
- (c) Traffic Management Plan prepared by a suitably qualified traffic professional detailing the traffic management measures put in place to manage all roadworks including pedestrians, cyclists and vehicle in accordance with Townsville City Council's *Manual of Uniform Traffic Control Devices Part 3 – Works on Roads*.

If the works required 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 close for the purpose of works. The Queensland Police Service is the issuing authority for these permits. An application is 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 is to be included with the application to Townsville City Council.

As part of the application for a Roadworks Permit, the proponent is required to provide the following detailed plans showing new access driveways and crossovers in accordance with the Townsville City Plan.

#### Connection to Townsville City Council water supply

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

#### Connection to Townsville City Council sewer

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

#### 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 by council.

#### Building Work Noise

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

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

#### Specifications and Drawings

Details of council's specifications and standard drawings can be viewed on Council's website.

## Environmental Considerations

Department of Environment and Science requirements.

Construction must comply with relevant Legislation, Policies and Guidelines.

## 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 council's Planning and Development team at an early stage of project development.

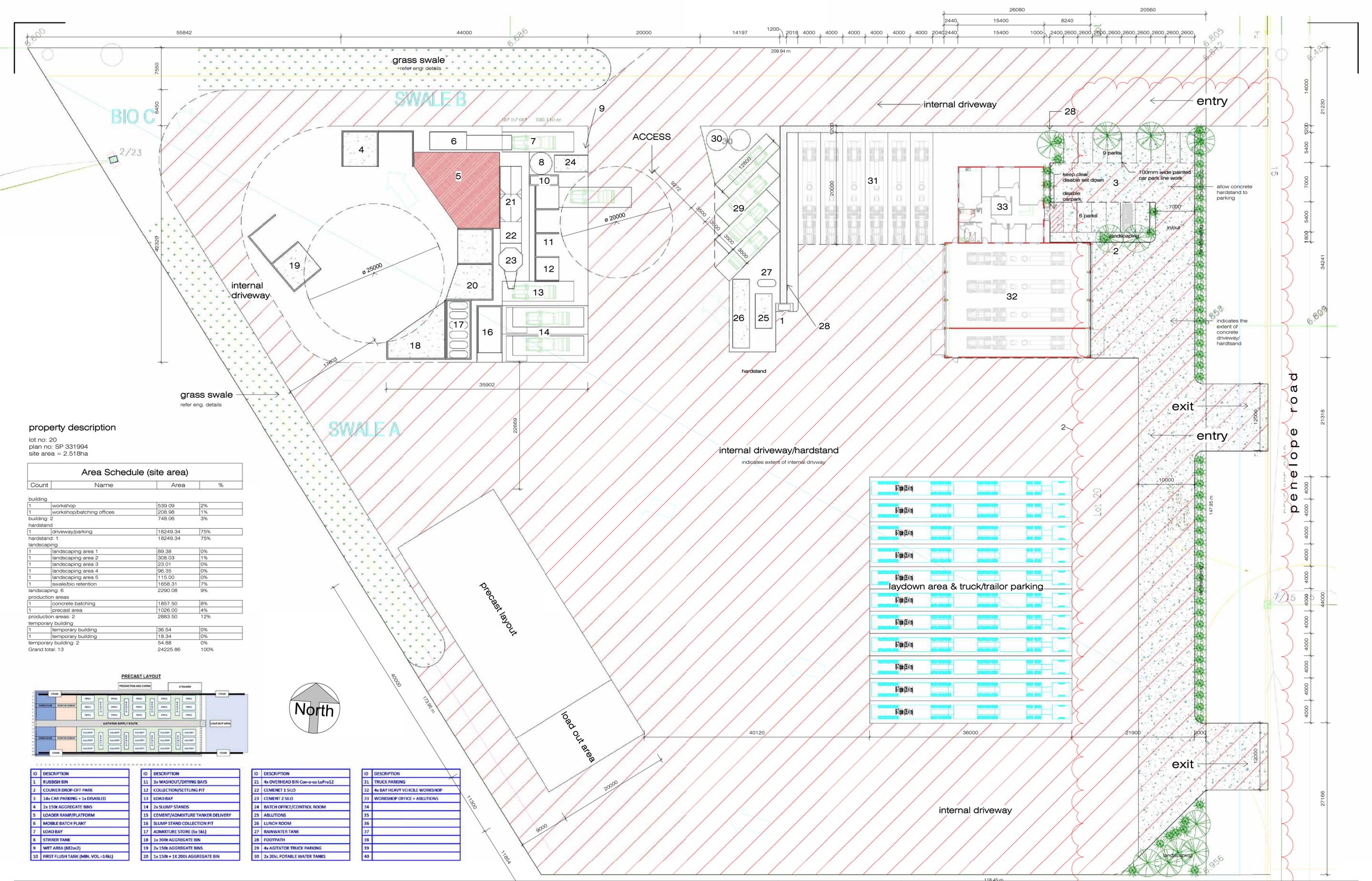
Contact [Tradewaste@townsville.qld.gov.au](mailto:Tradewaste@townsville.qld.gov.au) or 13 48 10.

## Flammable and Combustible Liquids

Flammable and combustible liquids are to be stored and handled in accordance with AS 1940 The Storage and Handling of Flammable and Combustible Liquids.

## Chemical Storage

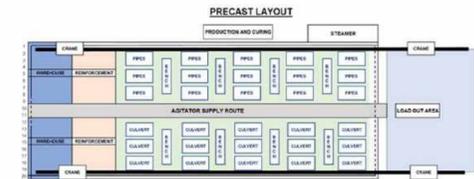
Where chemicals are stored or handled on site, the storage and handling of chemicals must be in accordance with the relevant WHS Code of Practice.



**property description**

lot no: 20  
 plan no: SP 331994  
 site area = 2.518ha

Area Schedule (site area)			
Count	Name	Area	%
<b>building</b>			
1	workshop	539.09	2%
1	workshop/batching offices	208.98	1%
building: 2		748.06	3%
<b>hardstand</b>			
1	driveway/parking	18249.34	75%
hardstand: 1		18249.34	75%
<b>landscaping</b>			
1	landscaping area 1	89.38	0%
1	landscaping area 2	308.03	1%
1	landscaping area 3	23.01	0%
1	landscaping area 4	96.35	0%
1	landscaping area 5	1115.00	0%
1	swale/bio retention	1658.31	7%
landscaping: 6		2290.08	9%
<b>production areas</b>			
1	concrete batching	1857.50	8%
1	precast area	1026.00	4%
production areas: 2		2883.50	12%
<b>temporary building</b>			
1	temporary building	36.54	0%
1	temporary building	18.34	0%
temporary building: 2		54.88	0%
temporary building: 2		24225.86	100%
Grand total: 13			



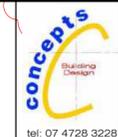
ID	DESCRIPTION	ID	DESCRIPTION	ID	DESCRIPTION	ID	DESCRIPTION
1	RUBBISH BIN	11	3x WASHOUT/DRIVING BAYS	21	4x OVERHEAD BIN Con-e-co LotPro12	31	TRUCK PARKING
2	COURIER DROP-OFF PARK	12	COLLECTION/SETTLING PIT	22	CEMENT 1 SILO	32	4x BAY HEAVY VEHICLE WORKSHOP
3	34x CAR PARKING + 1x DISABLED	13	LOAD BAY	23	CEMENT 2 SILO	33	WORKSHOP OFFICE + ABLUTIONS
4	2x 150L AGGREGATE BINS	14	2x SLUMP STANDS	24	BATCH OFFICE/CONTROL ROOM	34	
5	LOADER RAMP/PLATFORM	15	CEMENT/ADMIXTURE TANKER DELIVERY	25	ABLUTIONS	35	
6	MOBILE BATCH PLANT	16	SLUMP STAND COLLECTION PIT	26	LUNCH ROOM	36	
7	LOAD BAY	17	ADMIXTURE STORE (6x 5kL)	27	RAINWATER TANK	37	
8	STIRRER TANK	18	1x 300L AGGREGATE BIN	28	FOOTPATH	38	
9	WET AREA (682m2)	19	2x 150L AGGREGATE BINS	29	4x AGITATOR TRUCK PARKING	39	
10	FIRST FLUSH TANK (MIN. VOL.=14kL)	20	1x 150L + 1X 200L AGGREGATE BIN	30	2x 200L POTABLE WATER TANKS	40	

**MILFORD PLANNING**

Preliminary  
not to be used for construction purposes

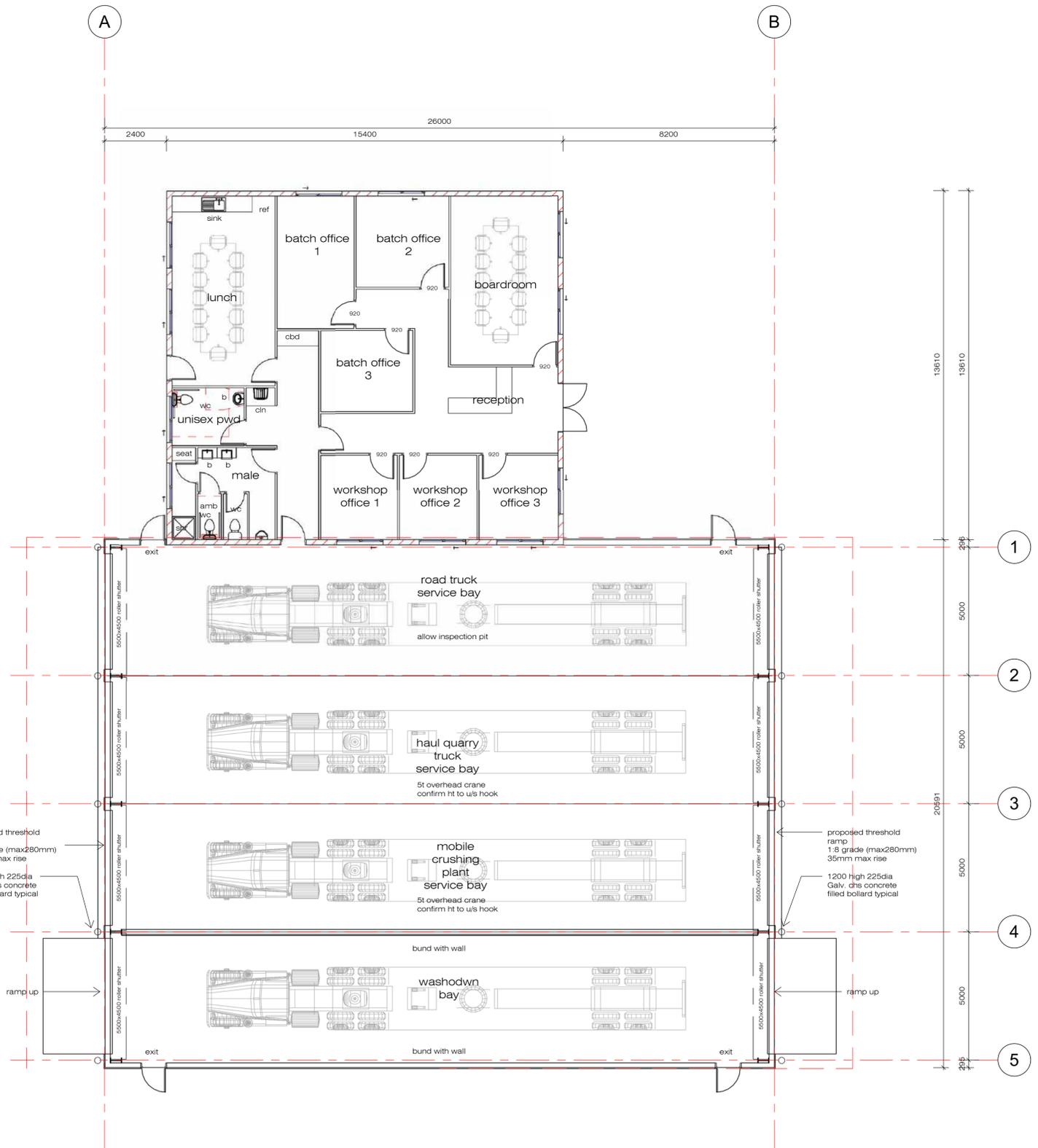
**NOTES:**  
 THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Description	Date
1	additional information	22.12.05
2	add concrete hardstand/driveway/parking	23.01.13



project:  
 Concrete Plant  
 for:  
 Camm Concrete  
 at:  
 lot 20 penelope road,  
 cleveland bay, industrial park

Issue Date	sep 2022
Drawn	s.parrish
Scale	As indicated
sheet	sk 02
<b>22-038</b>	
printed 20/01/2023 2:23:51 PM	



2 ground floor plan  
sk\_03 1:100

Area Schedule (Gross Building)			
Count	Name	Area	%
1	workshop	535.34	72%
1	office	209.60	28%
: 2		744.94	100%
Grand total: 2		744.94	100%

Preliminary  
not to be used for construction purposes



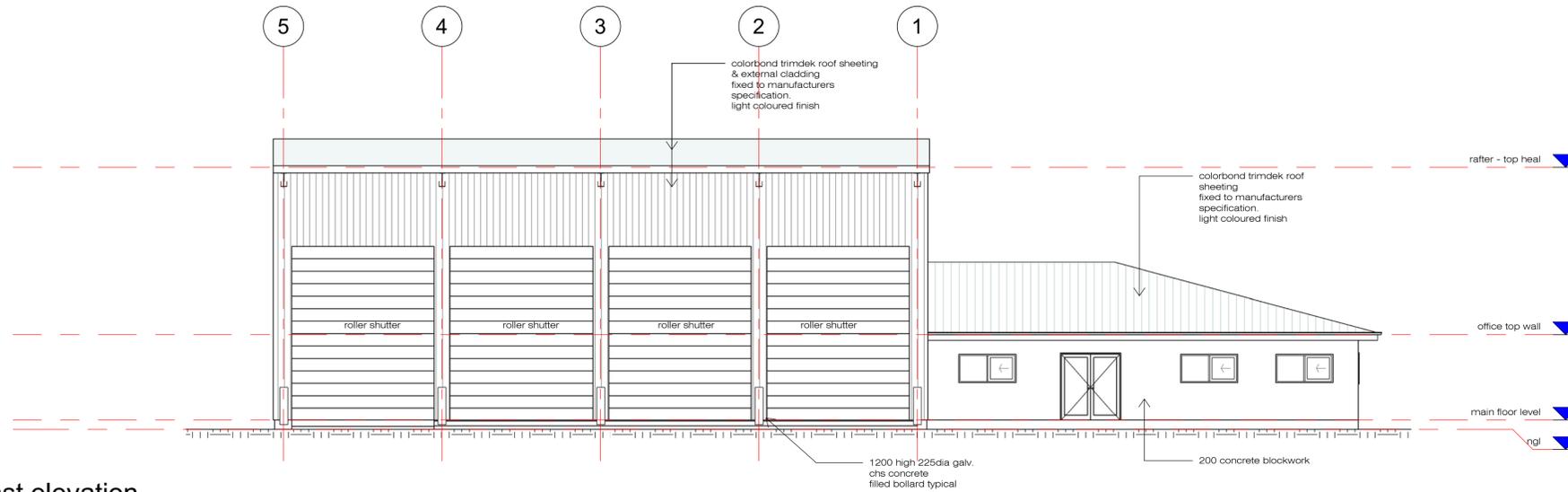
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No	Revision Schedule	Date
	Description	

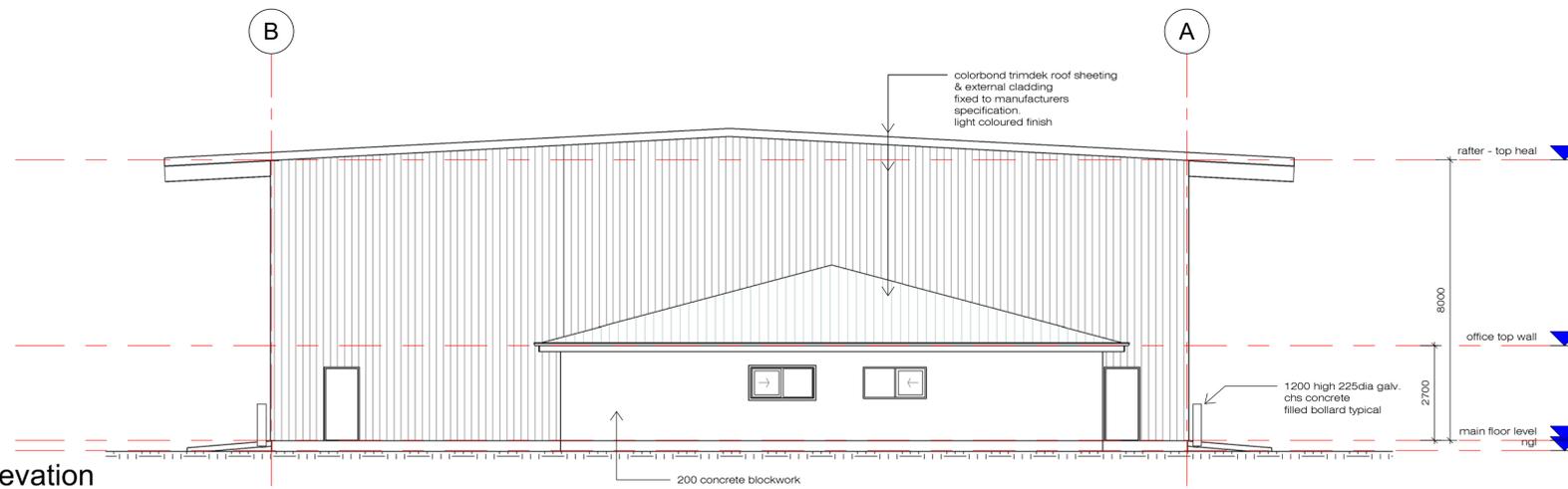


project:  
Concrete Plant  
for:  
Camm Concrete  
at:  
Lot 20 -  
Cleveland Bay Industrial Park

Issue Date: oct 2022  
Drawn: Author  
Scale: 1:100  
Sheet: sk\_03  
22-038  
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3 east elevation  
sk\_04 1 : 100



2 north elevation  
sk\_04 1 : 100

Preliminary  
not to be used for construction purposes



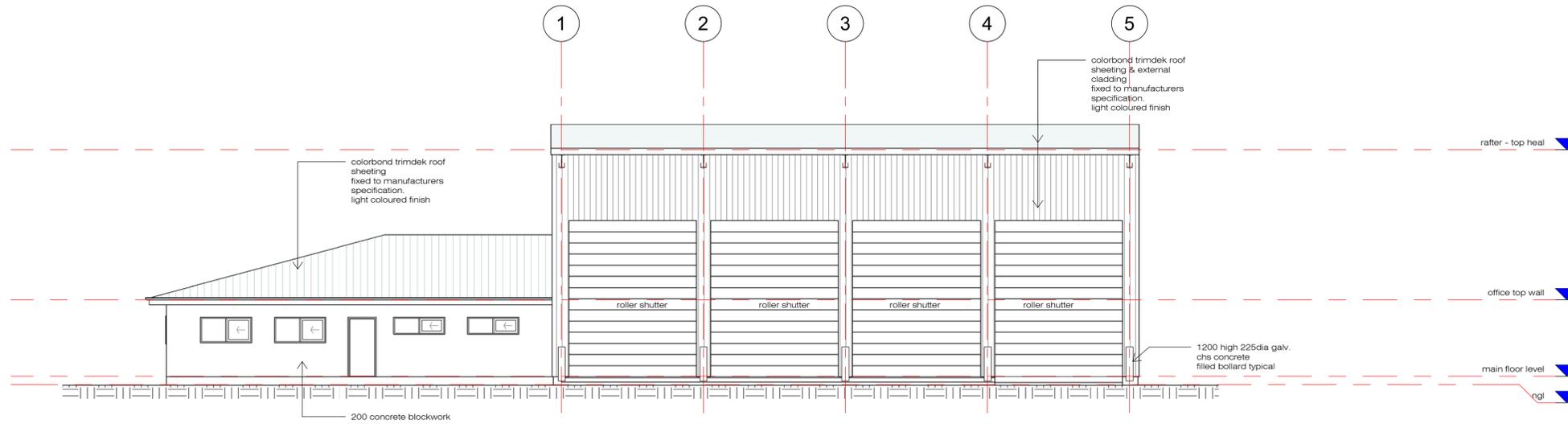
NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
1	Description	

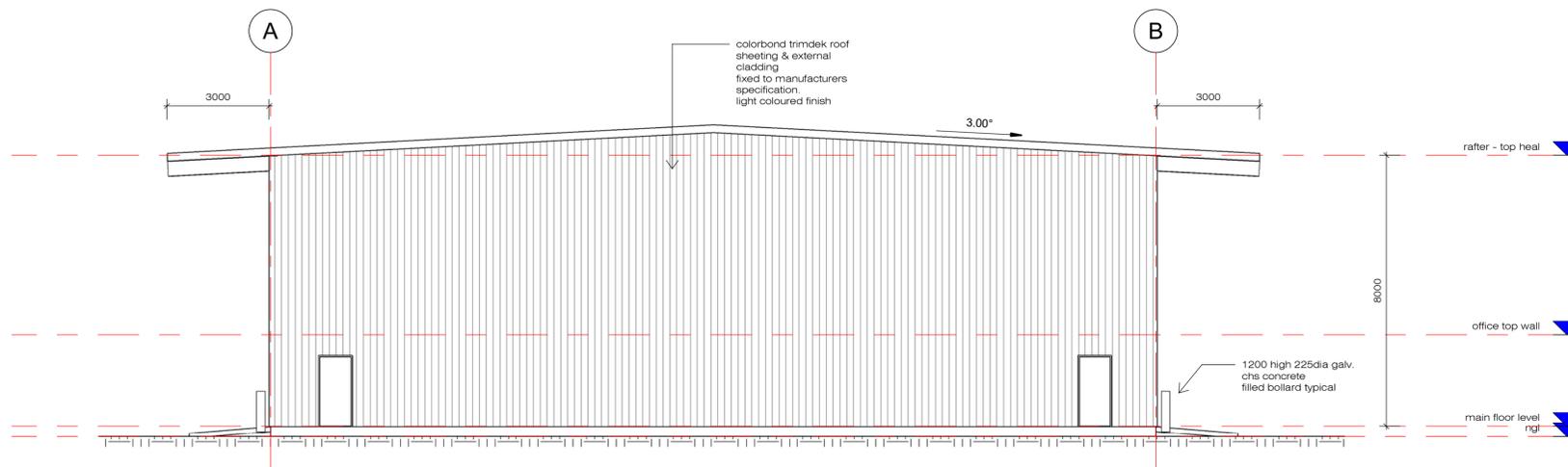


project:  
Concrete Plant  
for:  
Camm Concrete  
at:  
Lot 20 -  
Cleveland Bay Industrial Park

Issue Date	28 May 2021
Drawn	Author
Scale	1 : 100
Sheet	sk_04
22-038	
printed 11/10/2022 12:12:54 PM	



2 west elevation  
sk\_05 1 : 100



1 south elevation  
sk\_05 1 : 100

Preliminary  
not to be used for construction purposes



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Scale	1 : 100
Sheet	sk_05
22-038	
printed 11/10/2022 12:12:56 PM	

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**CAR22/0047 - Response to enquiry regarding SQMP for 41 Penelope Road, Stuart (M2033)**

1 message

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**Melanie Percival** <[Melanie.Percival@townsville.qld.gov.au](mailto:Melanie.Percival@townsville.qld.gov.au)>  
To: Sarah Jones <[sjones@milfordplanning.com.au](mailto:sjones@milfordplanning.com.au)>  
Cc: Priyantha Ranawaka <[Priyantha.Ranawaka@townsville.qld.gov.au](mailto:Priyantha.Ranawaka@townsville.qld.gov.au)>

Fri, Jun 30, 2023 at 12:58 PM

Hi Sarah

Thank you for your email.

Council have reviewed the attached SQMP and agree that it is acceptable to demonstrate the compliance against Condition 9, being SQMP.

Kind regards

**Melanie Percival**

Senior Planning Officer - Development Assessment

Planning and Development

P 07 4727 9479 E [melanie.percival@townsville.qld.gov.au](mailto:melanie.percival@townsville.qld.gov.au)[143 Walker Street, Townsville QLD 4810](#)

PO Box 1268, Townsville QLD 4810

[www.townsville.qld.gov.au](http://www.townsville.qld.gov.au)

**Townsville City council acknowledges the Wulgurukaba of Gurrambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders – past and present – and all future generations.**

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**From:** Sarah Jones <[sjones@milfordplanning.com.au](mailto:sjones@milfordplanning.com.au)>

**Sent:** Wednesday, June 28, 2023 3:31 PM

**To:** Development Assessment <[developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)>

**Cc:** Robert Eckersley <[Robert.Eckersley@townsville.qld.gov.au](mailto:Robert.Eckersley@townsville.qld.gov.au)>; Melita, Brendan <[brendan.melita@stantec.com](mailto:brendan.melita@stantec.com)>

**Subject:** M2033 - CAR22/0047 - 41 Penelope Road, Stuart

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## This Message Is From an External Sender

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Hi Rob and Mel,

We are about to resubmit the DA for CAMM Quarry back to the OCG, which includes the SQMP prepared by Premise that was submitted as part of the EREER. It does not appear that Council accepted the SQMP, as Condition 9 requires a SQMP be prepared and implemented.

I have attached the Premise SQMP, are you able to advise why it wasn't accepted as part of the EREER and listed in Condition 1 or if it is acceptable that it demonstrates compliance with part of Condition 9. The OCG have requested we source comments from Council in relation to Condition 9.

Thanks.

Kind Regards,

**Sarah Jones** | SENIOR TOWN PLANNER



(07) 4724 0095 | [www.milfordplanning.com.au](http://www.milfordplanning.com.au)  
15 Allen Street, South Townsville Q 4810

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### 2 attachments

**INM2033 - TCC - Letter - Amended Referral Entity Response - 110 Penelope Road STUART-merged.pdf**  
1240K

**APP5 - CBI-0004-R01-REV A SQMP (3).pdf**  
4501K