

MP ref: M2418-RAL-1
DA ref: AP2025/004
QA: aa.ms.af

18 July 2025

Assessment Manager
Office of the Coordinator-General
PO Box 15517
CITY EAST QLD 4002
Via: *rachael.leeson@coordinatorgeneral.qld.gov.au*
OCGBusinessSupportOfficer@coordinatorgeneral.qld.gov.au

Attention: Rachael Leeson – Graduate Project Officer

Dear Rachael,

Re: Response to Information Request
Development Application seeking a Development Permit for Reconfiguring a Lot
– Subdivision (One Lot into Three Lots) on land described as Lot 1 on SP273456
and located at 37839 Bruce Highway, Stuart

On behalf of the Applicant, Milford Planning refer to the abovementioned development application and to correspondence dated **26 June 2025**, being the formal Information Request issued by Office of the Coordinator-General (refer **Attachment 1**).

In response to the Office of the Coordinator-General Information Request, and in accordance with Section 13.2 of the Development Assessment Rules, we hereby provide a response to all of the information requested as detailed in **Table 1** below.

Table 1 – Response to Information Request

Item	Response
Item 1 Servicing Potential	This item requested further information as to how the how the proposed lots can be serviced by water, wastewater infrastructure, electricity and telecommunications at the time of future development on the land, while indicating the appropriate locations on each lot for the connections to the existing infrastructure.



Table 1 – Response to Information Request

Item	Response
	In response to this item, it is confirmed that each of the proposed allotments achieve road frontage, which will be retained as a result of the subdivision that seeks to formalise the existing arrangement. The road frontages afforded to each of the allotments either accommodate or are intended to accommodate all relevant infrastructure. Further detail regarding each of the services is provided below. The locality is serviced by Council's reticulated water network, with trunk water infrastructure located in the Ron Mclean Drive and Flinders Highway frontages of the subject allotments. The location of Council's reticulated water network, including the trunk main identified above, can be seen in Attachment 2. The locality is also serviced by Council's reticulated sewer network, with the land identified as being within the sewer catchment area to be serviced by future sewer infrastructure. The location of Council's reticulated sewer network and the relevant catchment areas can be seen in Attachment 3. The subject allotments are adjacent the existing electricity distribution network, which is located both within the adjoining road reserve and within the subject land. A map of the existing electricity infrastructure, which will ultimately be used to service the proposed allotments, is provided at Attachment 4. The subject land is also within the National Broadband Network's (NBN) telecommunications network service area. In particular, the land will be serviced by the fixed line NBN network, as confirmed by the plan provided at Attachment 5. Given the above, given the infrastructure networks available as outlined above, it is clear that the proposed lots can be serviced by water, wastewater infrastructure, electricity and telecommunications at the time of future development on the land.
Item 2 Environmental Management Precinct (EMP)	This item requests additional information as to how the proposed subdivision of land within the Environmental Management Precinct is consistent with the intent of Section 2.5.13 (4) of the Townsville State Development Area Development Scheme (the development scheme). Section 2.5.13 (4) of the development scheme states: <i>Further subdivision of the Environmental Management, Infrastructure Corridors, and Resources Precincts is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.</i> In response to this item, as explained in the development application package, the subdivision is administrative in nature and will not result in any physical changes to the land. The proposed further subdivision of land in the Environmental Management Precinct will be undertaken to manage the existing fragmented land parcel, and will facilitate the efficient future operation of the land for end users. As such, the development aligns with the requirements and intent of Section 2.5.13 (4) of the development scheme.



Proceeding

We trust the above and attached information is sufficient to allow the Office of the Coordinator-General to assess the development application. If the Office of the Coordinator-General is of the view that the response does not appropriately address the Information Request, we request the opportunity to meet to discuss further.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Matteo Sandona

SENIOR TOWN PLANNER

Encl: Attachment 1 – Office of the Coordinator-General Information Request
 Attachment 2 – Plan of reticulated water network (Council)
 Attachment 3 – Plan of reticulated sewer network (Council)
 Attachment 4 – Plan of electricity network (Ergon)
 Attachment 5 – Plan of telecommunications service area (NBN)

Attachment 1

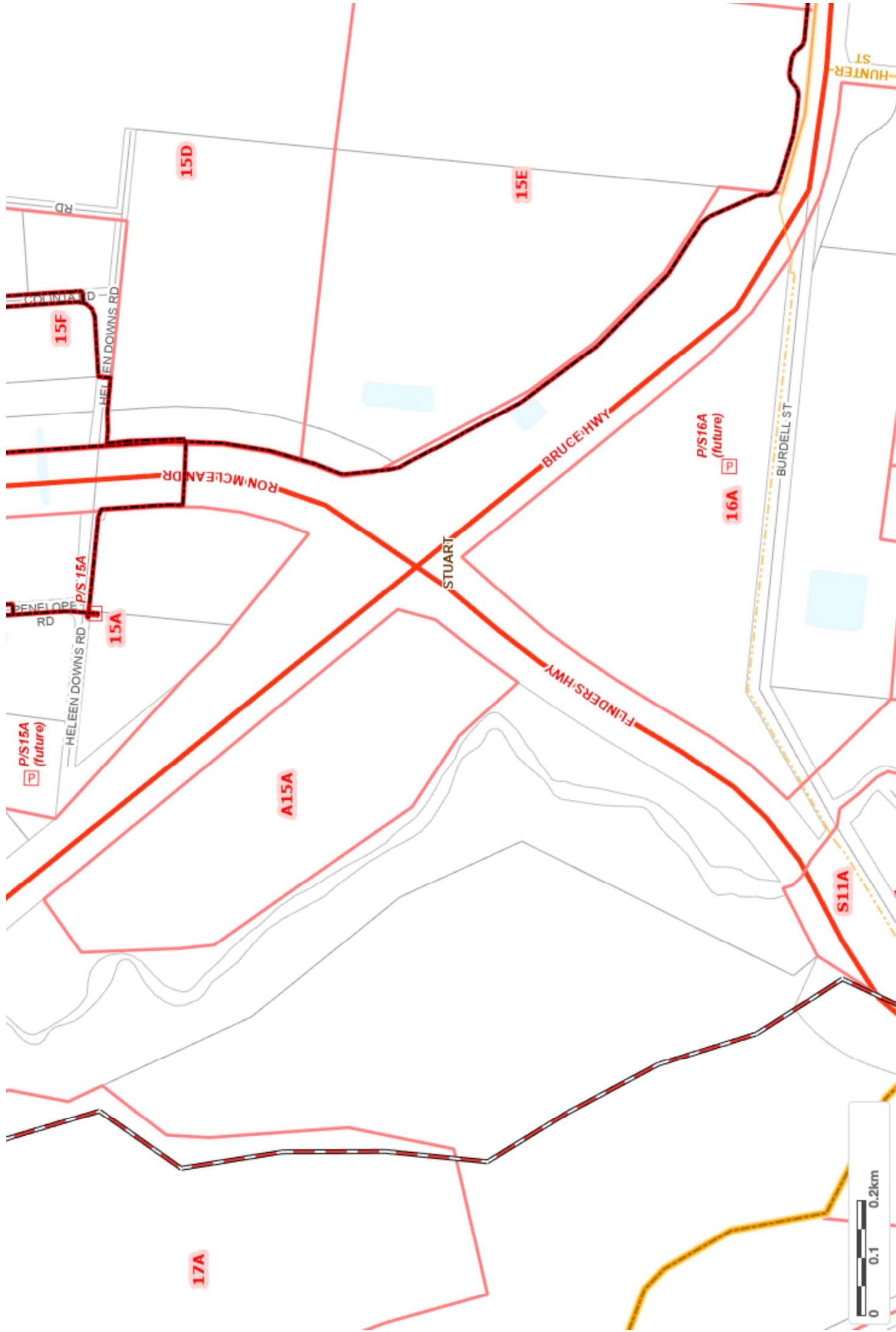
The proponent is required to provide the Coordinator-General with a response to the information requested below. The requested additional information seeks to clarify inadequacies in the application material provided, including the potential for servicing of the proposed lots. Responding comprehensively to this request may assist in streamlining the assessment process.		
No.	Issue	Information requested
Servicing		
1	Servicing potential	The Development Application (Ref M2418-RAL-1), prepared by Milford Planning in May 2025, states that <i>“the proposed development can be efficiently and effectively connected to infrastructure services”</i> and that <i>“Infrastructure servicing arrangements will be designed and addressed during the development assessment process for future end users of the allotments created”</i>. Although no works are proposed as part of the current development application, it is critical to ensure that any new lots created will be able to be adequately serviced by essential infrastructure. This is required to demonstrate consistency with the Townsville SDA Development Scheme (dated May 2019), particularly section 2.5.1 – infrastructure and services and section 2.5.13 ‘reconfiguring a lot’. The proponent is requested to demonstrate how the proposed lots can be serviced by (at a minimum) telecommunications, electricity, water and wastewater infrastructure, including, but not limited to: a) appropriate locations on each lot for connections to existing infrastructure networks, having regard to the defined uses for the relevant precinct over each lot.

Environmental Management Precinct (EMP)	
2	Subdivision within the EMP The Development Application (Ref M2418-RAL-1), prepared by Milford Planning in May 2025, states that the proposed development is compliant with section 2.5.13 – ‘reconfiguring a lot’ - of the Townsville SDA Development Scheme. However, further clarification is required to demonstrate consistency with section 2.5.13(4), relating to further subdivision of the Environmental Management Precinct. As stated in criteria 2.5.13(4), <i>“Further subdivision of the Environmental Management ... Precinct is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.”</i> The proponent is requested to provide an updated response to section 2.5.13 of the Townsville SDA Development Scheme (dated May 2019). The response must provide further details to justify the proposed subdivision of land within the Environmental Management Precinct and a response that considers the proposal’s consistency with section 2.5.13(4).

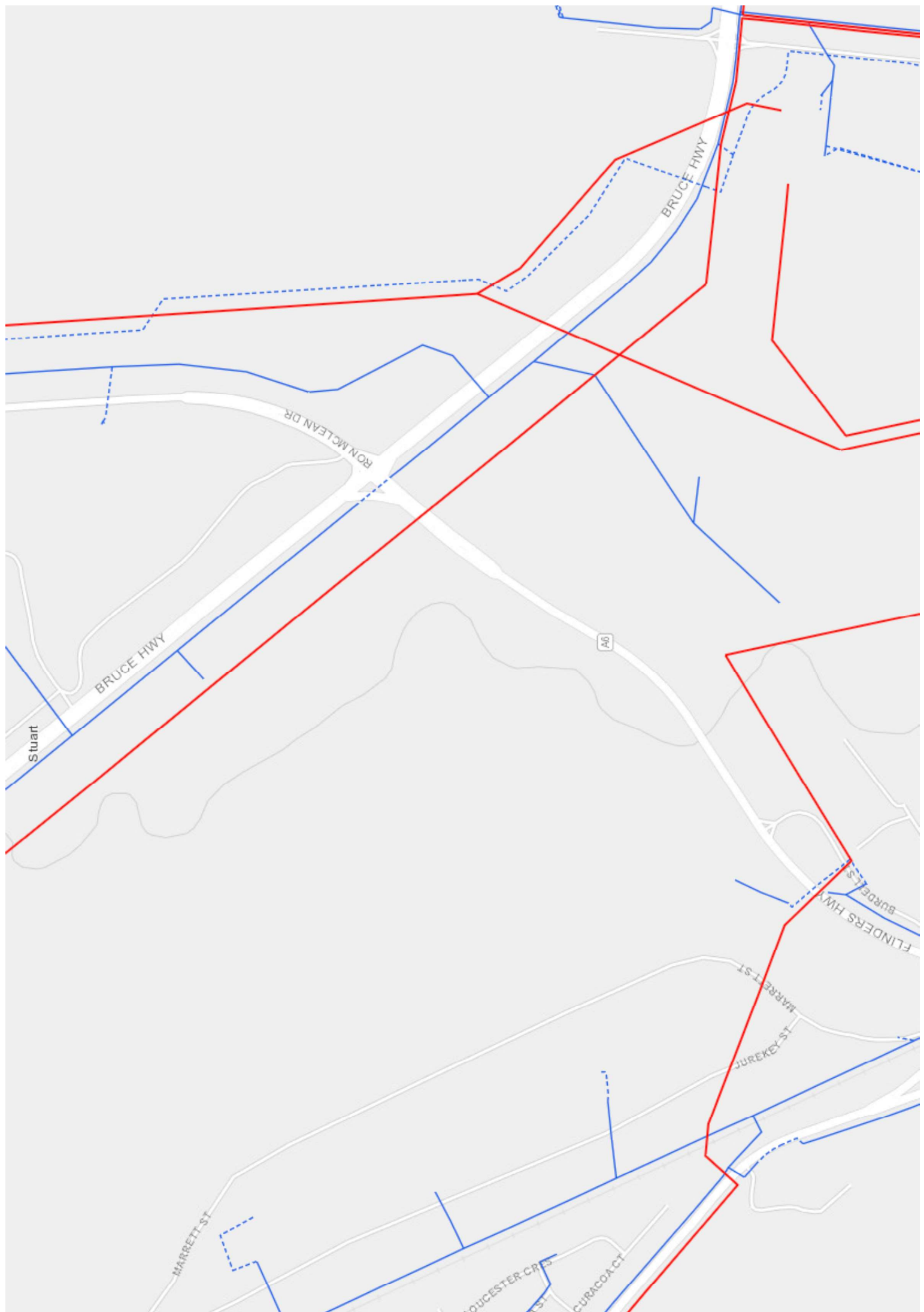
Attachment 2



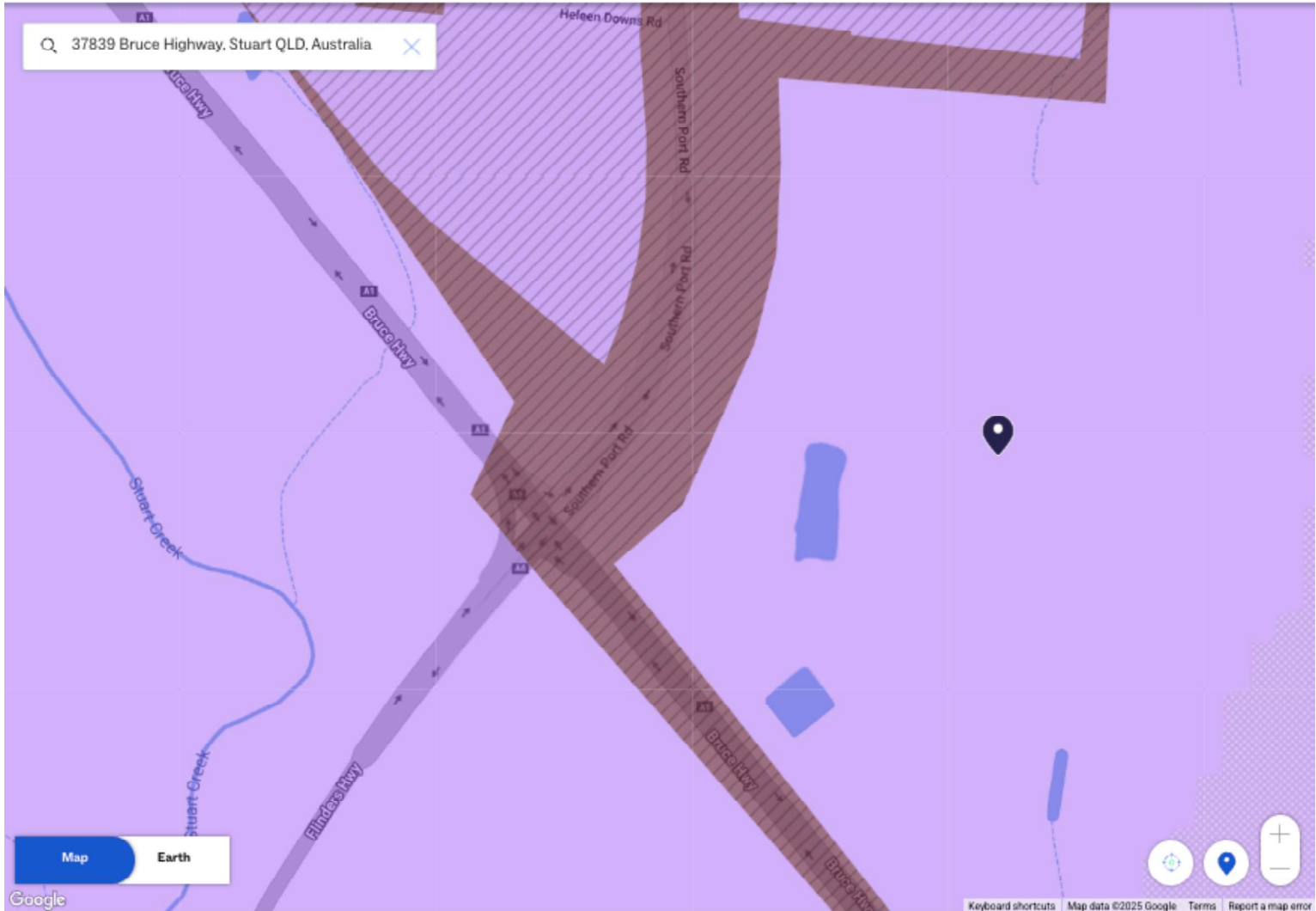
Attachment 3



Attachment 4



Attachment 5



Important information: Most premises in the purple "Service available area" can connect to services over the nbn network but may require additional work to be completed first. On rare occasions, some premises cannot be connected.

The "rollout status" and "service type" may not be up-to-date in upgrade areas. Rollout areas and boundaries are subject to change as construction planning is finalised. Check your address for the latest information.

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Map options



Rollout status



Service available area ⓘ



Build commenced area ⓘ



Other fibre provider area ⓘ



Show service type



Fixed line ⓘ



Fixed wireless ⓘ



Satellite ⓘ



Accessibility