

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
Cover Sheet	McCabe Architects	TP.001, Rev 5	16/01/2025
Site Plan	McCabe Architects	TP.02, Rev 5	21/01/2025
Ground Floor Plan	McCabe Architects	TP.03, Rev 5	21/01/2025
First Floor Plan	McCabe Architects	TP.03.1, Rev 5	12/11/2024
Elevations	McCabe Architects	TP.04, Rev 5	17/01/2025
Swept Paths	McCabe Architects	TP.05, Rev 5	21/01/2025
Office Floor Plans	McCabe Architects	TP.06, Rev 5	21/01/2025
Stormwater Management Plan	Langtree Consulting Engineers	R-NP0332	13/05/2025

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works and commencement of use.	<i>Within 10 business days of commencement of the relevant stage</i>

Condition 3 – ‘As constructed’ plans		Timing
3.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by Registered Professional Engineer of Queensland (RPEQ) or other independent suitably qualified person. The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1. Plans must be submitted in electronic pdf and shape files.	<i>Prior to commencement of use</i>

Condition 4 - auditing		Timing
4.1	Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of site works and within 30 business days after commencement of use. The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. An audit report will contain detail consistent with the information provided in Enclosure 1.	<i>As indicated</i>

Condition 5 - inspection		Timing
5.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development or use. <i>Note: Where practicable, at least forty-eight (48) hours' notice will be provided.</i>	<i>At all times</i>

Condition 6 – complaints		Timing
6.1	Record all complaints received relating to the development in a register that includes, as a minimum: (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.	<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 to the Coordinator-General with each audit report required under Condition 4 – Auditing.	<i>As indicated</i>
6.4	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>. 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 if required. The developer / operator must provide a copy of the report to Townsville City Council and the Coordinator-General and undertake any recommended works within 3-months of supplying the report.	<i>As indicated</i>
6.5	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>. The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations of noise mitigation measures if required.	<i>As indicated</i>

	The developer / operator must provide a copy of the report to Townsville City Council and the Coordinator-General and undertake any recommended works within 3-months of supplying the report.	
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Condition 7 – limits of approval		Timing
7.1	The medium impact industry use is limited to receiving, sorting and storing electronic waste (E-waste) only and no processing activities are to occur on site.	<i>At all times</i>
7.2	The throughput of E-waste is limited to 60,000 tonnes per annum with a maximum 3,000 tonnes stored on the site at any one time.	<i>At all times</i>
7.3	The office shown in the 'Site Plan' prepared by McCabe Architects, reference TP.02, Revision 5, dated 21 January 2025 and referenced in Table 1 to conditions of this approval must operate as ancillary to the medium impact industry use and must not operate independently of the medium impact industry use.	<i>At all times</i>

Condition 8 – construction management		Timing
8.1	Prepare and submit to Townsville City Council a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following: (a) the location of employee and visitor parking areas (b) provision for loading and unloading materials including the location of any remote loading sites (c) the storage location/s 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) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties (f) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (g) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works</i>
8.2	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>As indicated</i>
8.3	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 site works</i>
8.4	Dust and debris must not enter the State-controlled road during the construction phase of development.	<i>As indicated</i>

Condition 9 – erosion and sediment control		Timing
9.1	Prepare and submit to Townsville City Council soil erosion and sediment control (SESC) plans (by a suitably qualified person in accordance with current best practise) 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.	<i>Prior to commencement of site works</i>
9.2	Implement the works in the SESC plans identified in condition 9.1.	<i>Prior to commencement of site works and to be maintained</i>
9.3	Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>) 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.	<i>At all times</i>

Condition 10 – services and utilities		Timing
10.1	Obtain the necessary approvals for, and provide and maintain to the relevant standards, all services and utilities (power, potable water, on-site sewer, gas, wastewater, communications etc) necessary for both construction and operation.	<i>Prior to commencement of site works 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 the lot. Privately owned pressure sewer equipment must be installed and is to generally consist of a suitably sized tank with at least a 24-hour storage capacity, a positive displacement or 2-stage centrifugal grinder pump with minimum 0.45L/s flow rate at 50m pumping head, electrical control/alarms, property discharge lines and boundary kit in accordance with drawings SEQ-PSS- 1100-2, SEQ-PSS-1101-1 and SEQ-PSS-1102-1. <i>Note: A Compliance Permit to carry out plumbing and sanitary drainage works must be obtained prior to commencement of any sanitary drainage works.</i> <i>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>	<i>Prior to commencement of use</i>

10.3	The premises must connect to Townsville City Council's reticulated water system. <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>	<i>Prior to commencement of 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 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 use and to be maintained</i>

Condition 11 – infrastructure contributions		Timing
11.1	Pay to Townsville City Council any outstanding charges or expenses applied over the subject land, including infrastructure charges shown on the adopted infrastructure charges notice contained in Enclosure 2, or as agreed to in writing by Townsville City Council.	<i>Prior to commencement of use</i>

Condition 12 – State-controlled road		Timing
12.1	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters and other works involving ground disturbance must not encroach upon or de-stabilise the State-controlled road corridors, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	<i>At all times</i>
12.2	All works, buildings, structures, services and utilities within the State-controlled road reserve must be consistent with, and must not compromise, future upgrades of State transport infrastructure.	<i>At all times</i>
12.3	Direct access is not permitted between the Townsville Port Road and the subject site.	<i>At all times</i>
12.4	Stormwater from the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (a) create any new discharge points for stormwater runoff onto the state-controlled road (b) concentrate or increase the velocity of flows to the state-controlled road (c) exceed predevelopment peak discharge rates for range of design storm frequencies up to 1% AEP (d) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (e) surcharge any existing culvert or drain on the state-controlled road (f) reduce the quality of stormwater discharge onto the state-controlled road (g) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (h) reduce the floodplain immunity of the state-controlled road	<i>At all times</i>
12.5	Submit RPEQ certification with supporting documentation to Department of Transport and Main Roads, confirming that: (a) the development has been designed in accordance with condition 12.4 prior to obtaining approval for operational works or building work, whichever occurs first (b) the development has been constructed in accordance with condition 12.4 prior to commencement of use	<i>As indicated</i>

	<i>Note: RPEQ certification to be provided to corridor.northern@tmr.qld.gov.au</i>	
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Condition 13 – stormwater management		Timing
13.1	Implement the recommendations of the ‘Stormwater Management Plan’ report prepared by Langtree Consulting Engineers, reference R-NP0332, Revision A, dated 13 May 2025 and referenced in Table 1 of condition 1.	<i>At all times</i>
13.2	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>
13.3	Drainage from the development must not adversely impact upon adjacent properties. Ponding, concentration or redirection of stormwater must not occur on adjoining land.	<i>At all times</i>
13.4	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>
13.5	Submit to the Coordinator-General and Townsville City Council, certification from a qualified and experienced RPEQ that: (a) stormwater drainage achieves the prescribed outcomes in accordance with the healthy waters code of the Townsville City Plan prior to commencement of site works (b) stormwater quality devices achieve the prescribed outcomes in accordance with the pollutant reduction targets specified in the Townsville City Plan prior to commencement of use <i>Note: Certification must reference SDA approval number AP2024/015 and be provided to:</i> Coordinator-General – sdainfo@coordinatorgeneral.qld.gov.au Townsville City Council – developmentassessment@townsville.qld.gov.au	<i>As indicated</i>

Condition 14 – vehicle access and parking		Timing
14.1	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>
14.2	All car parking facilities, associated ramps, and driveways must: (a) be provided in accordance with Part 9.3.5 Transport impact, access and parking code (b) be designed in accordance with SC6.4 Development manual planning scheme policy of the Townsville City Plan and the current Australian/New Zealand Standard AS/NZ 2890 (c) be maintained to a safe operating standard at all times thereafter.	<i>Prior to commencement of use and to be maintained</i>
14.3	A minimum 15 car spaces, including disabled parking, must be provided in site in accordance with the ‘Site Plan’, prepared by McCabe Architects, reference TP.02, Revision 5, dated 21 January 2025 and referenced in Table 1 of condition 1.	<i>Prior to the commencement of use and to be maintained</i>
14.4	All parking is to occur on site.	<i>At all times</i>

Condition 15 – waste management		Timing
15.1	Reuse, recycle or lawfully dispose of all water (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
15.2	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>
15.3	If mobile garbage (wheelie) bins are used, the development must provide: (a) A waste storage area that is of sufficient size to house all mobile garbage (wheelie) bins including recycling bins (b) A waste storage area that is to be suitably paved/sealed, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection (c) A minimum overhead clearance of 4.2 metres for refuse collection. Access for collection must not be impeded by any overhead obstructions such as trees, wires or other structures. This minimum height must be maintained at all times.	<i>Prior to commencement of use and to be maintained</i>
15.4	If bulk refuse facilities are applicable, the bulk refuse facility must: (a) be a suitable enclosure with a 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 (c) be graded and drained through an approved sediment/silt trap to legal sewer connection and (d) be provided with a hose cock and hose in close proximity to the enclosure. (e) have a minimum overhead clearance of 6.5m for refuse collection. Access for collection must not be impeded by any overhead obstructions such as trees, wires or other structure. This minimum height must be maintained at all times.	<i>Prior to commencement of use and to be maintained</i>

Condition 16 – potential contamination		Timing
16.1	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>
16.2	Roof water must be piped away from areas of potential contamination.	<i>At all times</i>
16.3	Materials that are capable of generating air contaminants are wholly enclosed in storage bins .	<i>At all times</i>
16.4	All external areas containing the storage bins referenced in condition 16.3 above must be sealed (impervious).	<i>Prior to commencement of use and to be maintained</i>

Condition 17 – hazardous materials		Timing
17.1	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>
17.2	All containers must be secured to prevent movement, and the intrusion of flood waters, during a flood event up to at least 0.2% AEP.	<i>At all times</i>

Condition 18 – external details		Timing
18.1	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practise.	<i>Prior to the commencement of use and to be maintained</i>
18.2	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 the commencement of use and to be maintained</i>
18.3	Fences exceeding 12 metres in continuous length that are visible from public spaces must not present as a continuous blank wall and must incorporate one or more of the following treatments: - varied textures or materials (e.g. patterned concrete, cladding) - architectural detailing (e.g. recesses, vertical/horizontal breaks) - decorative painting, murals, or integrated landscaping.	<i>Prior to commencement of use and to be maintained</i>
18.4	If treatment is required in accordance with condition 18.3, submit to Townsville City Council details of the proposed treatment	<i>Prior to commencement of site works</i>

Condition 19 – safety and crime prevention		Timing
19.1	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>
19.2	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 use and to be maintained</i>

Condition 20 – landscaping		Timing
20.1	Prepare and submit to the Coordinator-General and Townsville City Council a landscape plan (by a suitably qualified person) in accordance with Part 9.3.3 Landscape code of the Townsville City Plan and that includes the following: (a) street trees on frontage/s of the subject site. The preferred species for this location is 'Grevillea baileyana'. (b) shade trees within parking areas at the following rate: (i) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and (ii) in double sided, angle or parallel bays - 1 tree per 6 parking spaces. Landscape design plans must include the entire site, including the road reserve, with staging identified. <i>Note: Street tree locations must not impact on vehicle movements.</i>	<i>Prior to commencement of site works</i>
20.2	Implement the works in the landscape plan prepared in accordance with condition 20.1. Landscaping must be constructed to the relevant standards in accordance with relevant code/s and policy direction of the Townsville City Plan.	<i>Prior to commencement of use and to be maintained</i>
20.3	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	<i>Prior to commencement of use and to be maintained</i>

	centre of trunk (toward the sewer) and must extend 1.5m either side of trunk centre (parallel to the sewer alignment).	
20.4	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 21 – lighting		Timing
21.1	Provide external lighting sufficient to provide safe ingress and egress for site users.	<i>Prior to commencement of use and to be maintained</i>
21.2	Outdoor lighting must be provided in accordance with AS1158.1:2005 – <i>Lighting for Roads and Public Spaces</i> .	<i>Prior to commencement of use and to be maintained</i>
21.3	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 commencement of use and to be maintained</i>

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

Condition 23 – fire fighting		Timing
23.1	The development must be provided with an adequate and accessible supply of water for firefighting purposes. <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>	<i>Prior to commencement of the use and to be maintained</i>

Condition 24 - repair of damage		Timing
24.1	Repair any property fencing, roads, service infrastructure and re-instate 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 use and ongoing</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:

- 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 medium impact industry (E-waste facility) 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.

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.

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.

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.

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.

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:

- a. Completed Roadworks permit application form
- b. Prescribed fee
- c. 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.

Department of Environment, Tourism, Science and Innovation

Environmentally Relevant Activities

Where the premises is intended to be used for carrying out an Environmentally Relevant Activity (ERA) 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.

The proposed facility, for the storing and sorting of electronic waste, triggers ERA 62 - Resource recovery and transfer facility operation 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only.

An Environmental Authority (EA) must be obtained from the Department of Environment, Tourism, Science and Innovation (DETSI) prior to works commencing on site. Prelodgement discussions can be arranged with DETSI through [Application for pre-lodgement services \(ESR/2015/1664 and ESR/2023/6440\) | Environment, land and water | Queensland Government](#).

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 (DETSI) within 22 business days of the use commencing.

Department of Transport and Main Roads

Approval is required for any works, encroachments or activities on the state-controlled road under the *Transport Infrastructure Act 1994*. Please contact the Department of Transport and Main Roads via email North.Queensland.Idas@tmr.qld.gov.au to make an application and discuss specific requirements for the proposed works, encroachment or activity. TMR design acceptance is required for any RPEQ certified drawings prior to the commencement of any works or encroachments. Procurement of materials may also be required from TMR's preferred suppliers dependent on the type of works to be undertaken.

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 SDA 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 SDA 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 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.

Enclosure 2 – Townsville City Council Infrastructure Charges Notice



Infrastructure Charges Notice

Townsville City Council

To:	Office of the Coordinator General of Queensland 25B Seaforth Drive Valla Beach NSW 2448	Notice Date:	16 Sep 2025
		Issue Date:	25 Sep 2025
		Infrastructure charges notice number:	ICN-002037
		Application reference:	CAR25/0201
Type of approval:	Concurrence Agency Response		
Description:	Referral Entity Response Notice to Coordinator General for SDA associated with AP2024/15 - Medium Impact Industry (E-Waste Facility)		
Charges Resolution:	Infrastructure Charges Resolution - 1 July 2025		
Premises to which the levied charge applies	Primary site address: 60 Penelope Road, Stuart QLD 4811 Real property description: Lot 82 SP 345445		
About this notice	The Council has decided to give an Infrastructure Charges Notice, which states a levied charge the details of which are stated below, for the development of the premises that is the subject of the development approval.		
Applicable levied charge	Applicable levied charge	\$149,182.33	
Infrastructure charges notice advice	Infrastructure Agreements: If an Infrastructure Agreement applies to this development, to the extent of any inconsistency, the Infrastructure Agreement applies instead of the Infrastructure Charges Notice.		
Charges reductions	No charges reductions apply.		
Other adjustments	No other adjustments apply.		

Cost of trunk infrastructure for offset or refund	No offsets or refunds for trunk infrastructure apply.
How the levied charge was worked out	Details of how the applicable levied charge and any charges reductions, other adjustments, and the cost of trunk infrastructure for offsets and refunds have been worked out are provided in the detailed calculations section of this Infrastructure Charges Notice.
Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with Council's infrastructure charges resolution and the <i>Planning Act 2016</i> .
Date levied charge is payable	Under Section 122 of the Planning Act 2016 (the Act), infrastructure charges are payable. Note that once payment is due, a levied charge is, for the purpose of recovery, taken to be rates of the Council under section 144 of the Planning Act 2016. A notation will be placed on the premises in Council's Property database that will be discoverable by prospective purchasers that a levied charge is outstanding. This will be removed once full payment is received. Overdue infrastructure charges will attract a general interest charge at a rate of 12.35% per year from the due date of the infrastructure charges until either payment is received in full or legal recovery commences.
Making a payment	Before paying the levied charge you must request an invoice showing the total levied charge payable at the time of payment including any automatic increase.
Appeal rights	If you are dissatisfied with this Infrastructure Charges Notice, under Section 229 (3) (d) of the <i>Planning Act 2016</i> you may appeal against an Infrastructure Charges Notice within twenty (20) business days after receiving the Notice.

Calculation Details

Infrastructure charges notice number: ICN-002037
 Application reference: CAR25/0201
 Type of approval: Concurrence Agency Response
 Applicable resolution: Infrastructure Charges Resolution - 1 July 2025

1. How the levied charge was worked out

Development

Land Use	Development Unit	Proposed Development	Existing Development	Net Development
Vacant lots	Lot	0	1	-1
Medium impact industry	GFA (m2)	2872	0	2872

Applicable levied charge

Land Use	Development Unit	Net Development	Adopted Charge Rate \$/unit	Charge \$
Adopted rate				
Medium impact industry	GFA (m2)	2872	\$64.53	\$185,330.16
Vacant lots	Lot	-1	\$36,147.83	(\$36,147.83)
Applicable levied charge				\$149,182.33

2. How the charges reduction and other adjustments were worked out

No charges reductions apply.

No other adjustments apply.