

TfA Ref: 23043  
OCG Ref: OUT24-1396

2 May 2024

The Office of the Coordinator General  
PO Box 15517  
City East QLD 4002

ATTN: Sally Wotley

Dear Sally,

**Re: Response to Information Request; Material Change of Use for a Medium Impact Industry, Service Station, Transport Depot and Office at 1 Colinta Road, Stuart – Described as Lot 21 SP341874**

On behalf of Port Access Pty Ltd, we hereby respond to all information requested by the Coordinator General on 19 April 2024.

In support of this response, we attach the following appendices:

- **Appendix A** – Updated DA Drawing, prepared by TfA Project Group;

For the purposes of responding to the information requested by the Coordinator General, we have provided the details of the information request and associated response within the below table.

Further Information Requested	Development Response
<b>Transport Impacts</b>	
<p>1. <u>Site Access</u></p> <p>The site plan (23043-D02) dated 10 October 2023 indicates a left turn lane along Heleen Downs Road turning into the subject site. While it is noted that the plans are indicative only, it is unclear whether the turn lane is a channelised turn or a trap lane. In accordance with the Townsville SDA Development Scheme, development is required to be designed to ensure it does not unduly impact on the safe and efficient operation of transport infrastructure.</p> <p>Clarification on how this lane interacts with the Port Access Road is required to ensure there are no impacts to the safety and efficiency of the State-controlled road.</p> <p>The proponent is requested to provide updated plans indicating the full extent of the turn lane to demonstrate how this lane interacts with the intersection of the Port Access Road / Heleen Downs Road.</p>	<p>Please find attached updated DA Drawing (23043-D15) nominating the full extent of the turn Lane into the site from Heleen Downs Road.</p> <p>As nominated within the provided drawing, the proposal is to comprise a channelised turn lane into the site from Heleen Downs Road, in order to separate heavy vehicles accessing the site from the primary transport route into the industrial estate. Accordingly, the following is considered in relation to this access arrangement:</p> <ul style="list-style-type: none"> <li>• The turnlane is largely anticipated to make use of the wide shoulder established by the developer, minimising potential road works for the establishment of the lane;</li> <li>• The separated turning arrangement into the site from Heleen Downs Road is considered to minimise potential operational impacts (ie. queuing), which in turn is expected to reduce potential operational impacts to the Port Access Road;</li> <li>• The full extent of the turn lane is understood to be located over 100m from the State Controlled Intersection in accordance with the Development Assessment Mapping System (DAMS), as published with the QLD Gov.</li> </ul> <p>Based on the above, the proposed channelised turn lane is anticipated to reduce the impact of vehicle movements accessing the site from Heleen Downs Road.</p>



**BRISBANE**  
(HEAD OFFICE)  
166 Knapp Street  
Fortitude Valley QLD 4006  
H/O Phone: +61 7 3854 2900  
Fax: +61 7 3854 2999

**SYDNEY**  
Suite 706  
247 Coward Street  
Mascot NSW 2020  
NSW Phone: +61 2 8814 5219  
Australia Wide: 1300 794 300

**MELBOURNE**  
Suite 125  
757 Bourke Street  
Docklands VIC 3008  
VIC Phone: +61 3 9640 0206  
Website: www.tfa.com.au

**PERTH**  
Level 7  
200 Adelaide Terrace  
East Perth WA 6004  
WA Phone: +61 8 6165 8855  
ABN: 34 612 132 233

This response comprises our formal response to the Coordinator General's information request. We hereby respectfully request the Coordinator General continue with their assessment of the subject development application.

Please contact myself on (07) 3854 2909, or via email at [jacob.mcrae@tfa.com.au](mailto:jacob.mcrae@tfa.com.au) should you require any additional information or have any questions in relation to the above.

Yours faithfully,



**Jacob McRae**  
Town Planner  
BRTP, MPIA  
For and on behalf of TFA Project Group

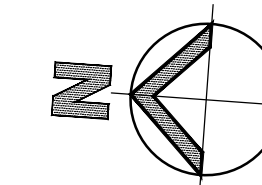
Reviewed by,



**John Rowell**  
Director / Principal Town Planner  
BA, MURP, MPIA  
For and on behalf of TFA Project Group

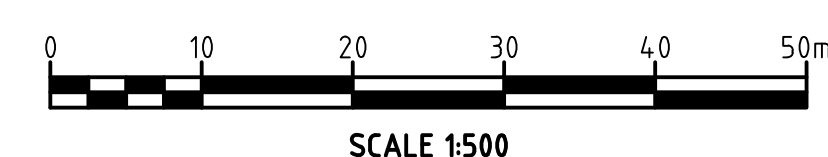
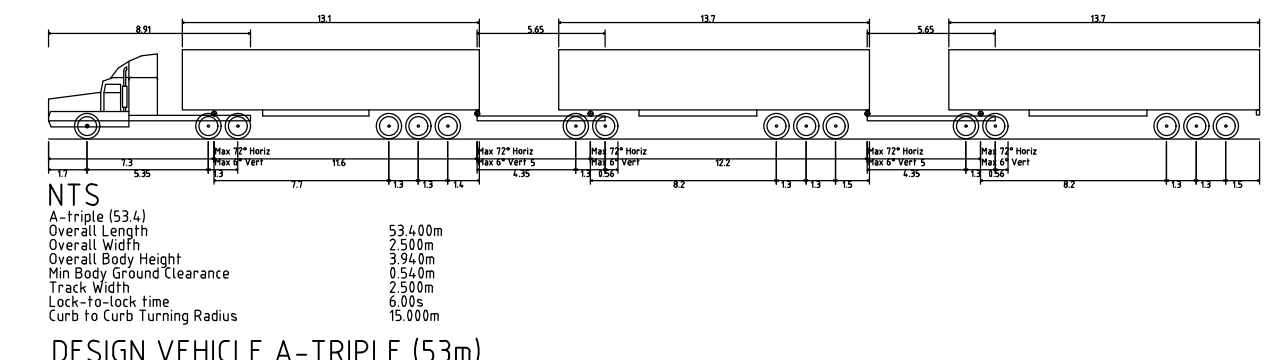
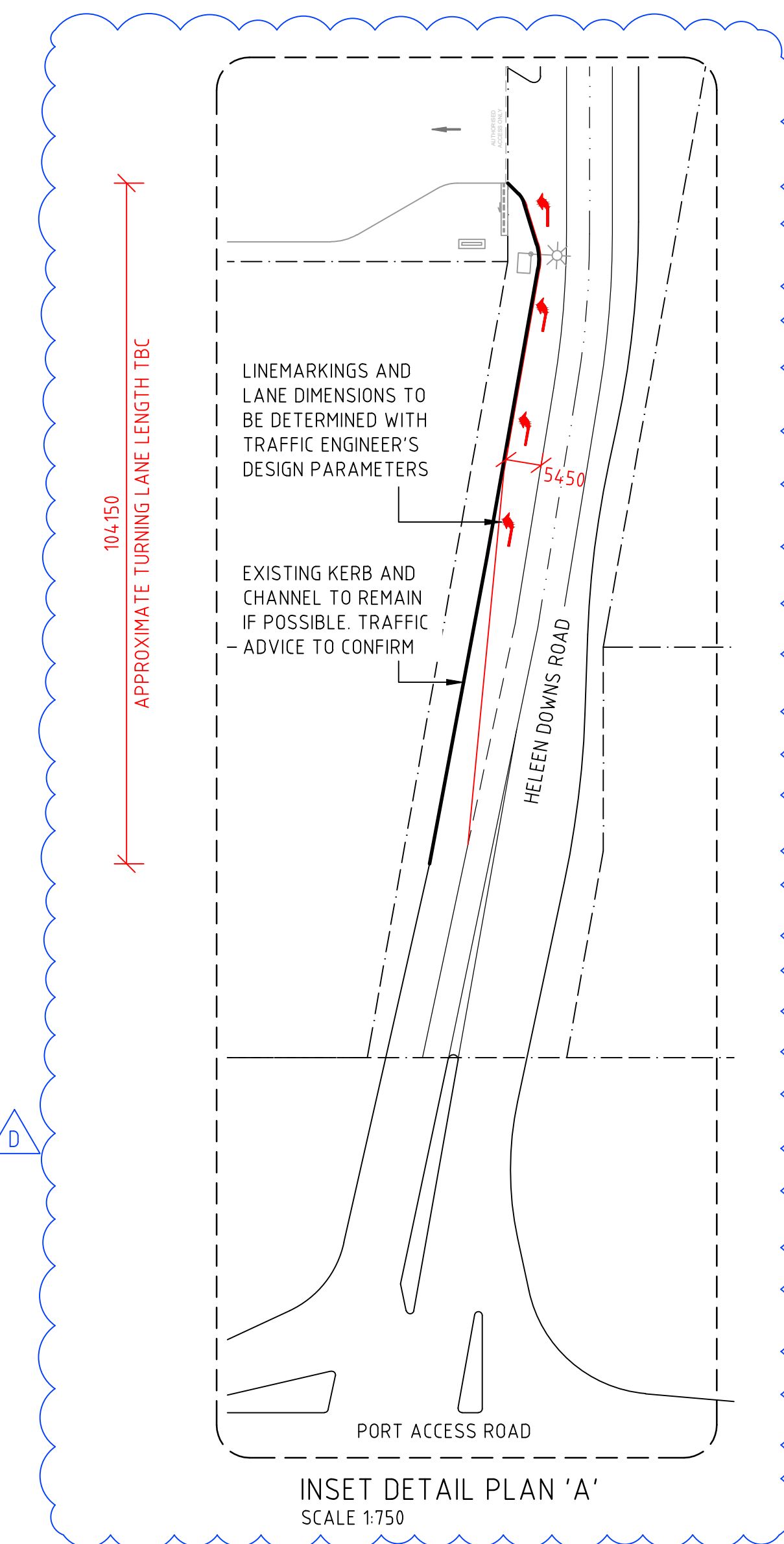
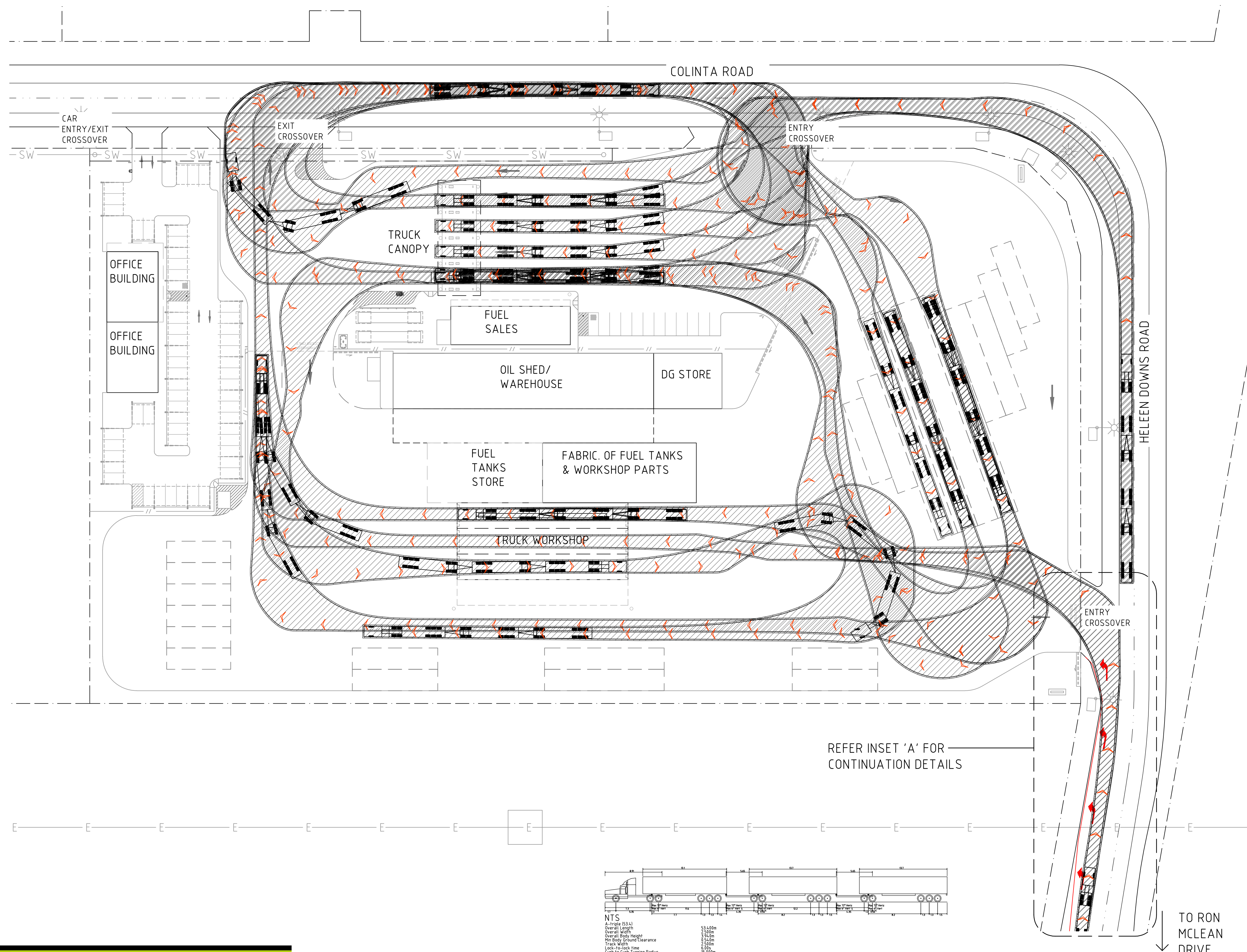
# APPENDIX A – UPDATED DA DRAWING





NOTES

1. SITE LAYOUT HAS BEEN BASED ON A BOUNDARY SITE SURVEY FROM ROWLANDS SURVEYS 43942/21 REV 'B' DATED 23/06/2023.
2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE.
3. SITE LAYOUT TO BE ADVISED BY TRAFFIC CONSULTANT AND TOWN PLANNING DEVELOPER TO CONFIRM ACCESS COMPLIANCE FOR A-TRIPLE TO SURROUNDING ROADS.



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DRAWING ISSUE APPROVAL		REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS
NAME:	DATE:	A	13.10.23	DGC	PRELIMINARY ISSUE	PS		PROPOSED MAIN FACILITY PORT ACCESS PTY LTD. LOT 21 CLEVELAND BAY INDUSTRIAL PARK TOWNSVILLE, QLD, 4811	TRUCK TURNING PATH A-TRIPLE	DA ISSUE
PROFESSIONAL QUALIFICATION:		B	13.11.23	AW	ISSUED FOR INFORMATION	PS				
SIGNATURE:		C	29.04.24	DGC	DA REVISION	PS				
		D	02.05.24	DGC	DA AMENDMENTS	PS				

DATE CREATED	ORIGINAL SCALE	SHEET
10.10.23	1:500	A1
DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		
DRAWING NO	REV	
23043-D15	D	