

Date >> 01 October 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Sailwool Pty Ltd as Trustee for The Greenbank Road Investment Trust enquiries@townsville.qld.gov.au
PO Box 85 townsville.qld.gov.au
REDLYNCH. QLD 4870
ABN: 44 741 992 072

Dear Sir/Madam,

RE >> TRADE WASTE APPROVAL>> RRA07/0590

Approval Holder >> Sailwool Pty Ltd as Trustee for The Greenbank Road Investment Trust

Business Name >> Dawsons Engineering Pty Ltd

Property Address >> 3-6 Desma Court MOUNT LOUISA. QLD 4814

Property Number >> 505260

A copy of your Trade Waste Approval is attached. Please note that:

You are responsible for all trade waste discharged from your premises, including waste that is generated by any tenant on your premises. If you have tenants, it is your responsibility to achieve continuous compliance with the trade waste approval conditions.

You have approval to discharge trade waste only when you are fully complying with the conditions of the approval. If you discharge trade waste when you are not fully complying with those conditions you will be committing an offence against section 193 of the *Water Supply (Safety and Reliability) Act 2008 (the Act)* and liable to a significant fine or prosecution.

You have approval to discharge only the trade waste specified in the approval. Discharging other trade waste will be an offence against s.193 of the Act. You must contact Council immediately if there is any change to the activities that are conducted at your premises that might change your trade waste discharge.

A common cause of non-compliance with trade waste approval conditions is failing to adhere to the pump-out and maintenance schedule for pre-treatment device/s. You must pump-out and maintain your pre-treatment device/s in accordance with the maintenance schedule in the approval.

Your annual trade waste charges will be based as an estimate of the trade waste volume discharged to sewer (metered).

Note >> Council must be supplied with a copy of the waste transport certificate or equivalent service report applicable to each Maintenance/Cleaning/Servicing episode of your pre-treatment device (refer TCC Trade Waste Management Plan).

If you have any queries regarding this approval, please contact council on 13 48 10 or TCCHydraulics@townsville.qld.gov.au.

Yours faithfully

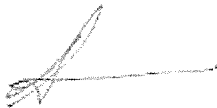
For Assessment Manager
Planning and Development

TRADE WASTE APPROVAL

In accordance with the provisions of the *Water Supply (Safety and Reliability) Act 2008*, Townsville City Council hereby gives approval to **Sailwool Pty Ltd as Trustee For The Greenbank Road Investment Trust** ("the Approval Holder") to discharge certain trade waste into Townsville City Council (council) sewerage infrastructure as per the details in Table 1 and subject to the conditions in Appendix A.

Table 1: Trade Waste Approval

Approval Number	RRA07/0590	Approval Date	01 October 2025		
Property Number	505260				
Property Address	3-6 Desma Court MOUNT LOUISA. QLD 4814				
Approval Holder/ Property Owner	Sailwool Pty Ltd, As Trustee For, The Greenbank Road Investment Trust				
Approval Holder/ Property Owner Address	PO Box 85 REDLYNCH. QLD 4870				
Business Trading Name	Dawsons Engineering Pty Ltd				
Onsite Contact for Trade Waste Matters	Brad Whitbourne (Regional manager) (07) 4759 0100, Brad.whitbourne@dawsonseng.com.au				
Discharge Category	Category 1.2 - Automotive Industry				
Industry Type	Engineering workshop	Risk Rating	5		
Maintenance of Council Approved Pre-treatment Equipment					
Pre-Treatment Device	Barcode Number	Service Frequency	Service Contractor		
Clearmake Oil Water Separator	10744	12 weeks	SPD (Smedley Plumbing and Drainage)		
1600L Holding Tank	41541	52 weeks	Cleanaway		
Silt Trap	N/A	Weekly visual / as required	Self-maintained		
Trade Waste Charge Factors					
Discharge Factor	95%	Meter/s	16X002126	Pedestals	4
- Access Fee (5) - Default Method (based on water consumption)					



For Assessment Manager
Planning and Development

APPENDIX A - SCHEDULE OF CONDITIONS

1. GENERAL CONDITIONS

- a) This approval is issued to the Approval Holder (you) under Section.180(1) of the Water Supply (Safety and Reliability) Act 2008 (the Act).
- b) The Townsville City Council approves you discharging trade waste from the Property to council's sewer when that discharge is carried out strictly in compliance with the conditions of this approval (the conditions).
- c) You have no approval to discharge trade waste from the Property if the discharge is not in strict compliance with this approval. If there is an unapproved trade waste discharge you may be prosecuted under Section.193(1) of the Act.
- d) This approval cancels and replaces any other trade waste approval previously issued in respect of the discharge from the property.
- e) If you fail to comply with this approval, council may review and increase the risk rating for your trade waste discharge which may result in your trade waste charges being increased or the approval being cancelled.

2. TRADE WASTE GENERATING ACTIVITIES

- a) You have approval to discharge only the trade waste generated at the Property from the activities of:
Non-mechanical wash bay
- b) At the time of approval those activities are being conducted by businesses described as:
Dawsons Engineering Pty Ltd

3. TRADE WASTE CHARGES

- a) An annual trade waste access fee will be levied based on the risk assessment of trade waste discharged, as per the TCC Trade Waste Management Plan Appendix G.
- b) Trade waste volume charges will be levied each rating period, based on the following measurement of trade waste volume:
$$V = [\text{metered water consumption} - (\text{no. of pedestals} * 30 \text{ KL/pedestal})] * \text{discharge factor.}$$
- c) The council will levy a sewer loading fee as detailed in Section 8.7 of council's Trade Waste Management Plan, if there is an unapproved trade waste discharge or inadequate pre-treatment (for example, if trade waste is discharged when the approved pre-treatment equipment has not been maintained in accordance with the maintenance schedule or where no pre-treatment has been installed where pre-treatment is required). The levying of the sewer loading fee is in addition to your volumetric trade waste charges and does not limit council's other responses to your unapproved discharge of trade waste.

4. APPROVED PRE-TREATMENT EQUIPMENT

- a) Whenever trade waste is being generated at the Property you must ensure that the approved pre-treatment equipment is:
 - i. In place and functioning as designed
 - ii. In a sanitary and efficient operating condition
 - iii. Serviced and maintained at least as frequently as detailed in the Maintenance Schedule in Table 1 (which takes priority over any manufacturer's guidelines to the extent that those guidelines contemplate less-frequent servicing)
 - iv. Thoroughly and regularly cleaned and maintained in compliance with the manufacturer's guidelines; and
 - v. Readily accessible for the required maintenance and for testing by the council.

- b) You must ensure that you do not discharge any trade waste to council's sewer at any time when you are not in full compliance with clause 4 (a) of these conditions. In particular, you must cease discharging trade waste to the council's sewer immediately upon a service interval being exceeded and not recommence that discharge until:
- i. The service is carried out; or
 - ii. council grants you specific written approval to recommence the discharge notwithstanding the overdue servicing.
- c) If the pre-treatment equipment servicing is not undertaken by a council-approved service contractor, you must notify council PRIOR to each service event. Council may undertake an inspection after the servicing to assess the adequacy of servicing and to assess the integrity of the pre-treatment device. The cost of this inspection will be charged to you. The pre-treatment devices must be thoroughly cleaned out at the frequency specified by council, either as part of this approval (Table 1) or as an amendment to this approval.
- d) You must upon request provide council with such evidence as it reasonably requires establishing that the approved pre-treatment equipment has been maintained in accordance with the maintenance schedule.
- e) Presence of oil or excess accumulation of sludge within the separator is an indicator that the holding tank is at its sludge retention capacity. A service of both the separator and holding tank is required.
- f) A maximum accumulation of 200mm of sludge build-up within the holding tank is an indication that the holding tank is at its sludge retention capacity.
- g) Self-servicing/self-maintenance or self-inspection of a pre-treatment device such as an oil/water separator carried out by the business will require a log to be kept on site (for a minimum of three years) outlining:
- Date of inspection or service
 - Name of the person performing the inspection/service
 - Details of the work performed
 - Signature
- h) The wash bay may be roofed and must be bunded (to the satisfaction of Council) to prevent rainwater from entering Council's sewerage system.

5. DISCHARGE OF TRADE WASTE

- a) You must ensure that your discharge of trade waste to council's sewer complies at all times with the conditions of this approval.
- b) You have no approval to discharge trade waste to council's sewer if there is any non-compliance with this approval. (If you discharge trade waste to council's sewer in a way that does not comply with this approval, then that is an unapproved discharge which is an offence under s.193(1) of the Act for which you may be issued an on-the-spot fine or prosecuted).
- c) Without written approval from council you must not alter (including cause or approve the alteration of) your trade waste infrastructure or the manner and frequency of maintenance of the approved pre-treatment equipment in any way that may lead to changes to the quality or quantity of your trade waste discharge.
- d) You must ensure that the concentration of contaminants in your trade waste discharge is always within the following sewer admission limits:

Sewer Admission Limits

Contaminants	Sewer Admission Limit
Chemical Oxygen Demand	< 3000 mg/L
Fats, oil and grease	< 200 mg/L
Suspended solids	< 1000 mg/L

Gross solids	< 13mm
Ammonia	< 100 mg/L
pH	Between 6 to 9 pH units
Temperature	< 38° Celsius
Petroleum Hydrocarbons	< 30 mg/L

6. AMENDMENT, CANCELLATION OR SUSPENSION OF TRADE WASTE APPROVAL

- a) Under the Water Supply (Safety and Reliability) Act 2008 Part 6 Chapter 2 of Division 5 Sections 182, 183, 184 Council may suspend or cancel a trade waste approval in certain circumstances.
- b) The council will by notice to you change this trade waste approval when the council believes it is necessary to do so to address a risk to the council's sewerage infrastructure. You must comply with the new conditions of approval.
- c) As a condition of this approval council reserves the right to impose or amend any condition within this approval, or to renew this approval in accordance with council's Trade Waste Policy and the Trade Waste Management Plan.
- d) You must notify council in writing if you intend to cease discharging trade waste to council's sewer. Trade waste charges will apply until written notification is received by council and council has verified the cessation of the trade waste discharge. Decommissioning of devices may apply along with associated permits and fees.

7. MONITORING YOUR COMPLIANCE WITH THIS APPROVAL

- a) At all reasonable times you must allow council's Authorised Persons to enter your property to inspect and monitor your compliance with the conditions of this approval.
- b) At all reasonable times you must provide council's Authorised Persons with unrestricted access to the approved pre-treatment equipment to inspect and monitor your compliance with the conditions of this approval.

8. APPROVAL PERIOD

- a) This trade waste approval is valid for trade waste discharges made in full compliance with the approval conditions until the earlier of:
 - i. Council giving you notice that the approval has been changed, suspended or cancelled under clause 6 of this approval; or
 - ii. You notify council in writing of your cessation of trade waste discharge from the property (De-commissioning conditions apply).
- b) Any trade waste discharge made when this approval is not valid will be an unapproved trade waste discharge and an offence under 193(1) of the Act for which you may be prosecuted or fined.