



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1009

30 April 2019

City Projects Office
Brisbane City Council
Attention: Alyssa Peters
Level 1
505 St Pauls Terrace
FORTITUDE VALLEY QLD 4006

Dear Alyssa

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - PRESCRIBED TIDAL WORKS AND REMOVAL OF MARINE PLANTS AT HARBOUR ROAD, HAMILTON DESCRIBED AS LOT 1 ON AP9920, LOT 3 ON MCP102933, LOT 5 ON MCP106868, LOT 7 ON MCP107027, LOT 8 ON SP179814, LOT 11 ON SP172632, LOT 14 ON SP163620 AND LOT 15 ON SP163620, AND UNALLOCATED CROWN LAND BEING PART OF THE BRISBANE RIVER

On 29 April 2019 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914 or via email at gabrielle.shepherd@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Harbour Road, Hamilton	
Lot on plan description	Lot number	Plan description
	1	AP9920
	3	MCP102933
	5	MCP106868
	7	MCP107027
	8	SP179814
	11	SP172632
	14	SP163620
	15	SP163620
Unallocated Crown land being part of the Brisbane River		
PDA development application details		
DEV reference number	DEV2019/1009	
'Properly made' date	26 February 2019	
Type of application	☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Operational work - prescribed tidal works and removal of marine plants	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		29 April 2019	
Currency period		2 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Cover Sheet, Drawing Index and Locality Plan, prepared by ARUP	259540-DR-001 Issue A	21/11/18
2.	General Notes, prepared by ARUP	259540-CS-002 Issue A	21/11/18
3.	General Arrangement, prepared by ARUP	259540-CS-003 Issue C	09/01/19
4.	Stage 1 Works Plan, prepared by ARUP	259540-CS-004 Issue C	09/01/19
5.	Stages 2, 3 & 4 Works Plan, prepared by ARUP	259540-CS-005 Issue C	09/01/19
6.	Typical Repair Details, prepared by ARUP	259540-CS-006 Issue B	06/12/18
7.	Marine Plant Disturbance, prepared by City Projects Office, Brisbane City Council	181207 Rev 4	14/01/19

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means the Minister for Economic Development Queensland.
4. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland.

CONDITIONS OF APPROVAL – OPERATIONAL WORKS

[illegible]

No	Condition	Timing
4.	As Constructed Drawings “As constructed” drawings of the approved structure must be provided to Regional Harbour Master - Brisbane (details provided in Condition 3).	Within two (2) weeks of the completion of works
5.	Aids to Navigation a) The construction, operation or maintenance of the approved development must not damage or interfere (physically or by electrical or electro-magnetic emissions) with any aid to navigation. b) In the event that damage or interference is caused to any aid to navigation, the Harbour Master must be immediately contacted on (07) 3305 1700, and at the applicant's cost, the damage or interference must be promptly repaired, replaced or interference removed.	a) At all times b) As indicated
6.	Lighting – Construction All vessels, structures, plant and equipment associated with the construction of the approved works must be lit/marked in accordance with the following specifications and requirements such that undertaking the construction works does not cause a risk to the safe navigation of ships: i. any anchors deployed must be marked with yellow buoys and fitted with FL yellow lights. ii. all anchors are to be deployed outside of the shipping channels. iii. the barge layout is not to obstruct the lead sight lines. Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.	While the works are occurring
7.	Protection of Navigable Waterways a) Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost. b) All piles and/or structures to be demolished, both above and below the waterline must be completely extracted/removed.	a) While the works are occurring b) Prior to completion of works
8.	Existing Marine Development The approved works must not interfere with the access to the Brett's Wharf Ferry Terminal or the privately owned pontoon within the area of approved works.	At all times
Engineering		
9.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:	a) Prior to commencement of works

No	Condition	Timing
	i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> (EP Act); ii. the movement of vehicular traffic within and in the vicinity of the development; iii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iv. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a) of this condition, the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	b) Prior to commencement of works c) At all times during construction
10.	Hydrographic Survey Submit to the Port of Brisbane Pty Ltd (details below), in both electronic (CAD) and paper copy formats, pre-construction and post-construction hydrographic surveys, signed as certified by a RPEQ, relating to the development site and approved works, and. Where identified via the hydrographical surveys, any in-situ, construction-related and/or dredged material noted or inadvertently displaced into the river, potentially resulting in adverse impacts on maritime navigation, must be removed or managed in accordance with the stated requirements of Maritime Safety Queensland. Port of Brisbane Pty Ltd Spatial Data Services Att: Mr Adam Jamison (07) 3258 4903 Locked Bag 1818, Port of Brisbane QLD 4178 Email: adam.jamison@portbris.com.au	Within two (2) weeks of completion of works
Landscape and Environment		
11.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be in accordance with the <i>Queensland Acid Sulphate Soil Technical Manual: Soil Management Guidelines</i>	a) During works

No	Condition	Timing
	(Department of Science, Information Technology, Innovation and the Arts, 2014), and prepared by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	b) During works
12.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), and generally in accordance with the following guidelines: i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of works b) At all times during construction
13.	Materials Free of Contaminants All materials used for the works are to be clean and free of contaminants.	At all times
14.	Vegetation Removal Marine plants authorised for removal: i. are shown on the approved Marine Plant Disturbance, prepared by Brisbane City Council; and ii. must be promptly removed from the intertidal zone.	For the duration of works

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****