

Our ref: DEV2019/1081

5 June 2020



Sealink Queensland Pty Ltd
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TOWNSVILLE QLD 4810

Department of
State Development,
Tourism and Innovation

Email: sjones@milfordplanning.com.au

Dear Sarah

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR: PORT SERVICES AND LANDING AT 2, 2B, 2C AND 4 THE STRAND, 25 SIR LESLIE THIESS DRIVE AND 16 AND 18 BREAKWATER ROAD, TOWNSVILLE DESCRIBED AS LOT 300 ON EP2352, LOT 363 ON EP776, LOT 738 ON EP1235, LOT 433 ON EP1121, LOT 613 ON EP1805, LOT 674 ON EP2163, LOTS 703, 704 AND 705 ON EP2163 AND LOTS 801 AND 802 ON SP310561

On 5 June 2020 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/pda-da-applications>.

This Decision Notice has been re-issued due to a minor administration amendment, correcting an approved plan date and revision number.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Rachael Grimes via email at rachael.grimes@dsdmip.qld.gov.au or via phone 3452 7098.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Adam Yem".

Adam Yem
Project Director
Development Assessment
Economic Development Queensland

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PDA Decision Notice – Approval

Site information		
Priority Development Area	Townsville City Waterfront PDA	
Site address	2, 2B, 2C and 4, The Strand, 25 Sir Leslie Thiess Drive and 16 and 18 Breakwater Road, Townsville	
Lot on plan description	Lot number	Plan description
	Lot 300	EP2352
	Lot 363	EP776
	Lot 738	EP1235
	Lot 433	EP1121
	Lot 613	EP1805
	Lot 674	EP2163
	Lot 703	EP2163
	Lot 704	EP2163
	Lot 705	EP2163
	Lot 801	SP310561
	Lot 802	SP310561

PDA development application details	
DEV reference number	DEV2019/1081
'Properly made' date	16 December 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	PDA development permit for a Material change of use for: • Port services; and • Landing. Note—Refer to PDA development condition 4 for further details on the scope of the approved development.

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	5 June 2020
Currency period	6 years from decision date

Approved 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	Date
Architectural Plans			
1.	Pontoon Layout, prepared by EDMS Australia	1187-4781-D-75589 Sheet 001 Revision P3	19.11.19
2.	Berths 1 & 2 Typical Gangway Angles and Section, prepared by EDMS Australia	0000-000-DRG-0000 Sheet 002 Revision P3	19.11.19
3.	Berth 3 Typical Gangway Angles and Section, prepared by EDMS Australia	1187-4781-D-75589 Sheet 003 Revision P3	19.11.19
4.	Berth 4 Arrangement, prepared by EDMS Australia	1187-4781-D-75589 Sheet 004 Revision P3	19.11.19
5.	Berth 5 Arrangement, prepared by EDMS Australia	1187-4781-D-75589 Sheet 005 Revision P2	31.10.19

Other plans and documents

The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not approved plans and documents.

Other plans and documents		Number	Date
Assessments and Reports			
1.	Noise Impact Assessment Report, prepared by TTM	18BRA0149 R01_2	15.04.19
2.	Air Quality Impact Assessment, prepared by SLR	622.11119-R01 v1.0	16.04.19
3.	Light Spill Assessment, prepared by SLR	622.11119-R02 v1.0	17.04.19

Preamble

For the purpose of interpreting this PDA development approval, including the PDA development conditions, the following applies:

Compliance Assessment Process

Where a condition of this PDA development approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant is to:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDTI is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDTI to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 30 business days** – EDQ Development Assessment, DSDTI assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDTI **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDTI assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDTI is not satisfied that compliance has been achieved within **30 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.
Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDTI endorses relevant plans/supporting information.

Abbreviations and Definitions

For the purposes of interpreting the PDA development conditions, the following is a list of abbreviations utilised:

1. **Building Work** is as defined in the *Planning Act 2016*.
2. **Statement of Compliance** means a written statement that the development complies with the documentation approved via compliance assessment for that PDA development condition, certified by the appropriately qualified and experienced person or registered professional nominated in that PDA development condition.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
4. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure;
 - c. **Road Works** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
5. **Council** means Townsville City Council.
6. **DDA** means the *Disability Discrimination Act 1992*.
7. **DSDTI** means the Department of State Development, Tourism and Innovation.
8. **EDQ** means Economic Development Queensland.
9. **IFF** means the Infrastructure Funding Framework, dated July 2019, as amended from time to time.
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **Non-contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will remain in private ownership rather than transferred to an External Authority.
12. **Public passenger service** means (for the purposes of this PDA development approval) as defined in the *Transport Operations (Passenger Transport) Act 1994* – Schedule 3.
Definition extracted below for reference:
means a service for the carriage of passengers if—
 - a. the service is provided for fare or other consideration; or
 - b. the service is provided in the course of a trade or business (but not if it is provided by an employer solely for employees); or
 - c. the service is a courtesy transport service or community transport service; and includes a driver service but does not include a service excluded from this Act by a regulation.
13. **PDA** means Priority Development Area.
14. **PTIM** means the document titled *Public Transport Infrastructure Manual (2015)* prepared by the Department of Transport and Main Roads', Translink Division.
15. **Public Transport Service** as defined in the *Disability Standards for Accessible Public Transport 2002*, section 1.23 and extracted below for reference:

Abbreviations and Definitions

For the purposes of interpreting the PDA development conditions, the following is a list of abbreviations utilised:

- a. A public transport service is an enterprise that conveys members of the public by land, water or air.
 - b. A public transport service includes:
 - i. community transport conveyances that are funded or subsidised by charity or public money and that offer services to the public; and
 - ii. foreign aircraft and vessels that carry passengers to, from, or in Australia and that offer services to the public.
 - c. A public transport service does not include a service that provides adventure travel (for example, white water rafting, ballooning or amusement park rides), except to the extent that the service operates to move the public from one location to another distant location.
16. **RPEQ** means a suitably qualified Registered Professional Engineer of Queensland, with suitable experience in the relevant field of expertise for the requirements of the PDA development condition.
17. **Works** means all operational work and building work approved under this PDA development approval.

Interpretations

For the purposes of interpreting the PDA development conditions, the following is provided:

1. When referenced in the timing section of a condition:
 - **Prior to commencement of building works** means before starting any works defined as building work under the *Building Act 1975*.
 - **Prior to commencement of works** means before starting any works on site, including any works defined as building work or operational work under the *Planning Act 2016*.
2. When Compliance Assessment is referred to in the title of a PDA development condition or a part of a PDA development condition, the compliance assessment process as specified in this PDA development approval is applicable.
3. A reference to a specific document or standard in a condition means, unless otherwise stated in the condition, the version of the document or standard:
 - a. Current at the date of submission of the relevant request for compliance assessment; or
 - b. Where the condition does not require compliance assessment, current at the date of this approval.

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PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use.
2.	Operational Work No operational work, including for both Contributed Assets and Non-contributed Assets, is to be taken to be approved as consequential operational work resulting from this approval. To remove any doubt, separate approvals are required, for example, to any tidal works, prescribed tidal works, excavation or filling associated with the works to the revetment wall, or placing of pontoons or piles within Ross Creek.	At all times.
3.	Maintain the Approved Development Maintain the approved development (including external spaces and publicly accessible spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times.
4.	Scope of Approved Development This approval is limited to the identified uses and the scale of those uses as described below: • Port services – 5 berths; and • Landing – 5 berths.	At all times.
Design		
5.	Built Form and External Building Materials and Finishes for Workshop – Compliance Assessment a) Submit to EDQ Development Assessment, DSDTI for compliance assessment, detailed architectural plans and a Schedule of Materials and Finishes, including detailed specifications, for the proposed workshop building on berth 4 as well as external building materials and finishes. The architectural plans and the Schedule of Materials and Finishes is to be supported by annotated plans and supporting documents addressing at a minimum: i. How the built form: A. Has an appropriate interface with the adjoining Waterfront Promenade; B. Does not restrict the public's access and enjoyment of the waterfront; and C. Provides a human scale and attractive pedestrian environment; ii. How the proposed materials and finishes: A. Are fit for purpose and responsive to the locality, e.g. salt resistant; B. Are locally sympathetic and climatically responsive;	a) Prior to obtaining a development permit for building work under the <i>Building Act 1975</i> for the proposed building.

PDA Development Conditions		
No.	Condition	Timing
	C. Contribute to environmentally sustainable design practices; D. Are robust and durable; E. Achieve façade variation, articulation and interest to the built form; and F. Achieve a low reflective level which does not cause excessive glare. b) Submit to EDQ Development Assessment, DSDTI for compliance assessment, details of all signage to be attached to the workshop building, including location, size, materials, finishes and indicative content. c) Construct the Works in accordance with the documentation endorsed under part a) of this condition. d) Submit to EDQ Development Assessment, DSDTI, a Statement of Compliance by a suitably qualified and experienced person, certifying that the constructed works are generally in accordance with the documentation endorsed under part a) of this condition.	b) Prior to building work or operational work to erect the proposed signage. c) At all times during building works. d) Prior to commencement of use.
6.	Public Passenger Service – Access Accessibility must be provided in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> connecting Lot 705 on EP2163 to berths 1, 2 and 3 as shown on Pontoon Layout, prepared by EDMS Australia, dated 19 November 2019, drawing number 1187-4781-D-75589, revision P3.	Prior to commencement of use and to be maintained at all times.
7.	Public Passenger Service – locations Berths 4 and 5 are not to be used for operation of a Public Passenger Service and/or a Public Transport Service. <i>Note: A water taxi is considered to be a form of public passenger service. Refer to Advice Note 4</i>	Prior to commencement of use and to be maintained at all times.
8.	Screening of Services All services, plant and equipment are to be screened to ensure they are not visible from the public realm, including services on rooftops.	Prior to commencement of use and to be maintained at all times.
Lighting		
9.	Lighting Plan – Compliance Assessment a) Submit to EDQ Development Assessment, DSDTI for compliance assessment, a Lighting Plan, prepared with reference to the <i>Light Spill Assessment</i>, 622.11119-R02 v1.0, prepared by SLR Consulting Australia Pty Ltd dated 17 April 2019. Outdoor lighting within the development is	a) Prior to installation of any lighting.

PDA Development Conditions		
No.	Condition	Timing
	to be designed, installed and operated generally in accordance with the following: i. AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>; ii. Section 9.4 of the <i>Manual of Standards Part 139</i>, version 1.14 under the <i>Civil Aviation Safety Regulations 1998</i>, dated January 2017; iii. AS/NZS 1158.3.1:2005 – <i>Lighting for roads and public spaces – Pedestrian area (Category P) Lighting – Performance and design requirements</i>; iv. PTIM; and v. The DDA. The Lighting Plan is to include plans and written documentation that address at a minimum: A. <u>Navigable channel and aviation lighting</u>: 1. Lighting from the development must not cause a risk to the safe navigation of ships or operation of aircraft; and 2. Lighting must not obscure, disguise or be designed or installed in a way that could be mistaken for navigable light for ships or aircraft, or otherwise interfere with the effectiveness of water or aviation navigational lighting. b) Construct the Works in accordance with the Lighting Plan endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, a Statement of Compliance by a suitably qualified and experienced person, certifying that the constructed works are generally in accordance with the plans endorsed under part a) of this condition	b) At all times during building works and public realm works. c) Prior to commencement of use.
Engineering		
10.	Water Connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards. <i>Note—Any excess demand generated by an increase in the Public passenger services for the development, greater than the scheduled number of Public passenger services at the date of this PDA development approval, may be the subject of future negotiations with the relevant public utility provider regarding sufficient capacity in the trunk water network.</i>	Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
11.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards. <i>Note—Any excess demand generated by an increase in the Public passenger services for the development, greater than the scheduled number of Public passenger services at the date of this PDA development approval, may be the subject of future negotiations with the relevant public utility provider regarding sufficient capacity in the trunk sewer network.</i>	Prior to commencement of use.
12.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Councils current adopted standards.	Prior to commencement of use.
Infrastructure		
13.	Electricity Submit to EDQ Development Assessment, DSDTI, either: a) Written evidence from Ergon confirming that existing underground low-voltage electricity supply or overhead, where agreed to by Council, is available to the development; or b) Written evidence from Ergon confirming that the applicant has entered into an agreement with Ergon to provide underground or overhead, where agreed to by Council, electricity services.	Prior to commencement of use.
14.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurs during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use.
Environment		
15.	Acoustic Treatment – Compliance Assessment a) Submit to EDQ Development Assessment, DSDTI, for compliance assessment, an acoustic report prepared by a suitably qualified and experienced acoustic consultant, with reference to the <i>Noise Impact Assessment Report</i> , reference 18BRA0149 R01_2, prepared by TTM, dated 15 April 2019. The acoustic report is to be prepared generally in accordance with the following: i. <i>Townsville City Waterfront PDA Development Scheme;</i>	a) Prior to commencement of building works.

PDA Development Conditions		
No.	Condition	Timing
	ii. <i>Environmental noise criteria in the Environmental Protection (Noise) Policy 2008</i>; and iii. <i>AS/NZS 2 107:2000 – Acoustics – recommended design sound levels and reverberation times for building interiors.</i> b) Construct the development generally in accordance with the recommendations of the report as endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, a Statement of Compliance by an RPEQ, certifying that the constructed works are generally in accordance with the recommendations of the acoustic report endorsed under part a) of this condition.	b) At all times during building works. c) Prior to commencement of use.
16.	Air Quality Management – Compliance Assessment a) Submit to EDQ Development Assessment, DSDTI, for compliance assessment, an air quality impact assessment report prepared by a suitably qualified and experienced person, with reference to the <i>Air Quality Impact Assessment report</i>, reference 622.11119-R01 V1.0, prepared by SLR Consulting, dated 16 April 2019. The air quality impact assessment report is to be prepared generally in accordance with the following: i. <i>Townsville City Waterfront PDA Development Scheme</i>; ii. <i>Guideline: Odour Impact Assessment from Developments 2013, Department of Environment and Heritage Protection</i>; and iii. <i>Environmental Protection (Air) Policy 2008.</i> b) Construct the development generally in accordance with the report as endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, a Statement of Compliance by a suitably qualified and experienced person, certifying that the constructed works are generally in accordance with the recommendations of the air quality impact assessment report endorsed under part a) of this condition.	a) Prior to commencement of building works. b) At all times during building works. c) Prior to commencement of use.
17.	Environmental Management Plan for Operation of the Approved Development a) Submit to EDQ Development Assessment, DSDTI an Environmental Management Plan (EMP) for the operation of the approved development, prepared by a suitably qualified and experienced person, to address environmental impacts generated by the development on sensitive receptors. The EMP is to set out operating procedures to ensure: i. Compliance with the <i>Environmental Protection Act 1994</i>;	a) Prior to commencement of use.

PDA Development Conditions

No.	Condition	Timing
	ii. The development does not release unauthorised contaminants to the surrounds that may cause environmental nuisance or harm; iii. The Port of Townsville, Townsville City Council, Department of Transport and Main Roads and EDQ are immediately notified in the circumstance that an event such as an unauthorised release of contaminants to the environment, an incident or emergency in conjunction with the operations of the <i>Port services</i>, or where such an incident could be reasonably expected to occur. Such notification is to include the following information: A. The site address; B. The site manager, telephone or other contact details; C. The nature of the unauthorised release, incident or emergency including nature of the contaminants involved; D. The expected time to the event or since the event; E. The suspected cause of the event; F. The possible effects of the event on the environment; and G. The actions taken to address the occurrence of the event; iv. Cleaning and maintenance of the proposed development (i.e. the development must be maintained in clean order at all times in such a manner which ensures the site remains free of accumulated litter, dust, graffiti and other wastes); v. Work and maintenance areas are not to be cleaned using wash down or hose down methods where waste waters drain to land, Ross Creek or to the stormwater system (unless to a stormwater treatment device). Any spillage of wastes must not be released into the stormwater system, roadside gutter or other waters; vi. Appropriate handling of complaints related to the operations of the development. This is to include the management of complaints relating to any air quality, odour, heat and noise emissions generated by the development and associated activities, and possible mitigation measures to address the causal issue, including but not limited to, the following: A. Air and noise emissions generated by marine vessels, buses and coaches; B. Loading and unloading of marine vessels; and C. Maintenance of marine vessels or pontoons; vii. The complaints management process is to nominate an on-site person who will implement the process. Any complaints received are to be recorded, including: A. Name, address and contact number of the complainant; B. Time and date of the complaint; C. Reasons for the complaint; D. Investigations undertaken;	

PDA Development Conditions		
No.	Condition	Timing
	E. Conclusions formed; F. Actions taken to resolve the complaint; G. Any abatement measures implemented; and H. Name of person responsible for resolving the complaint. b) After the initial twelve months of commencement of use, undertake monitoring and assessment of noise and air quality emissions from the operational development, and submit an Air and Noise Emissions Baseline Report to EDQ Development Assessment, DS DTI, demonstrating compliance with the <i>Environmental Protection Act 1994</i>. c) Where there is an increase of 35% or greater in the number of scheduled or booked Public passenger services (marine vessel and coach services only) from the date of this PDA development approval, submit to EDQ Development Assessment, DS DTI, an updated EMP addressing the mitigation of impacts from the increase in Public passenger services; best practice approaches; and the requirements of part a) of this condition. d) At any point in time thereafter where there is a further 35% or greater increase in the number of scheduled or booked Public passenger services (marine vessel and coach services only) when compared to the number specified in the last updated EMP submitted under part c) of this condition — submit to EDQ Development Assessment, DS DTI, an updated EMP addressing the mitigation of impacts from the increase in Public passenger services; best practice approaches; and the requirements of part a) of this condition. e) Provide to EDQ Development Assessment, DS DTI upon request a copy of the record of complaints required to be kept under part a) vi) of this condition, for the period of time specified in the EDQ request.	b) As specified. c) As specified. d) As specified. e) Within 10 business days of the date of the request.
Surveying and access rights		
18.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	At the earliest of the following: • prior to commencement of use; • prior to endorsement of a Building Format Plan; or • prior to registration of a lease for the site.

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Contributions		
19.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF, calculated as follows: a) where a use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2019); or b) where a use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment. <i>Refer Advice Note 5 – Infrastructure Contributions Estimate.</i>	In accordance with the IFF.

Advice Notes	
General Advice	
1.	Other Approvals In order to lawfully undertake development, it may be necessary to obtain approvals in addition to 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. For clarity purposes, please note that this PDA Development Approval does not grant approval for development or works assessable under legislation other than the <i>Economic Development Act 2012</i>. This includes, but is not limited to, any approvals that may be required to enact the development under the <i>Planning Act 2016</i>, the <i>Marine Parks Act 2004</i>, the <i>Sustainable Ports Development Act 2015</i>, the <i>Environment Protection Act 1994</i>, <i>Coastal Protection and Management Act 1995</i> or the <i>Environmental Protection and Biodiversity Conversation Act 1999</i>. This approval has not considered any ERAs specifically for any fuel storage.
2.	Amendments to Previous Approvals This proposal amends the location of the access points and land-side access ramps approved under Development Approval DEV2019/1027. It is advised that this change is required to be submitted as a change to the previous approval and the amended locations will be subject to future assessment against the previous approval.
3.	Compliance Assessment An application for compliance assessment as identified within the associated conditions must be submitted to EDQ Development Assessment, DSDTI for approval at the timing identified as part of the relevant condition. EDQ will engage with Townsville City Council, Department of Transport and Main Roads, including Maritime Safety Queensland and the Port of Townsville as determined relevant in carrying out assessment of the compliance assessment conditions: i. Condition 6 – External Building Materials and Finishes – <i>Compliance Assessment</i>; All documentation associated with such an application must be prepared and where necessary, certified by a suitably qualified and experienced person.

Advice Notes	
4.	Public Passenger Service Berths 4 and 5 may not be used for a Public Passenger Service and/or Public Transport Service (as defined) because compliance with the <i>Disability Discrimination Act</i> and/or the <i>Disability Standards for Accessible Public Transport 2002</i> (Transport Standards) has not been demonstrated. For the purposes of interpretation, limousines, hire cars and charter boats are exempt from the Transport Standards as they provide a pre-booked and unique service and are unlikely to be defined as a Public Transport Service. Refer to Queensland Government Information Bulletin PT 601/03.19 for details.
5.	Infrastructure Contributions Estimate (Condition 19– Infrastructure Charges) An estimate of the infrastructure contributions (credits and charges) for the development has been prepared by EDQ with consideration for: - EDQ's <i>IFF</i> dated July 2019; <i>Townsville City Council Infrastructure Charges Resolution dated 1 July 2019</i>; <i>Townsville City Waterfront PDA Infrastructure Charges and Offsets Plan (ICOP) dated 28 September 2015</i>. The attached Infrastructure Contributions Estimate is provided for information purposes. The final Infrastructure Charges payable for the development will be calculated and confirmed by EDQ at the time of payment.

**** End of Package ****