



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1291

30 August 2022

Project Urban
Att: Ms Trish Belt
PO Box 6380
MAROOCHYDORE BC QLD 4558

Email: trish.belt@projecturban.com.au

Dear Ms Belt

S89(1)(a) Approval of PDA development application

PDA Development Permit for a Material Change of Use for a Landing and Operational Works (tidal works) at 33B Harbour Road, Hamilton described as Lot 14 on SP163620

On 30 August 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Leila Torrens, A/Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	33b Harbour Road, Hamilton	
Lot on plan description	Lot number	Plan description
	14	SP163620
PDA development application details		
DEV reference number	DEV2022/1291	
'Properly made' date	12/05/2022	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for a Landing and Operational Works (tidal works)	
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. The approval is for: • Development Permit for a Material Change of Use and Operational Works	
Decision date	30 August 2022	
Currency period	6 years (MCU) from the decision date 2 years (Operational works) from the decision date	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site Plan and Water Allocation prepared by Projex Partners	JSP-SJ-33810 Rev C	24 February 2022
2.	Layout Plan prepared by Projex Partners	JSP-SJ-33811 Rev G	26 May 2022
3.	Navigation Plan prepared by Projex Partners	JSP-SJ-33816 Rev A	4 April 2022
4.	Elevation prepared by Projex Partners	JSP-SJ-33812 Rev D	24 January 2022
5.	Catwalk Construction prepared by Cardno	JSP-SJ-26493 Rev A	13 February 2014
6.	Headstock and Catwalk connection prepared by Cardno	JSP-SD-040 Rev E	25 July 2001
7.	Steel Pile and HDPE Sleeve detail prepared by Edge Consulting Engineers	JSP-SC-045 Rev B	14 January 2019
8.	Pontoon Corner recessed pile bracket with guide rollers prepared by Cardno	JSP-SD-207 Rev A	7 September 2015
9.	FRP reinforced pontoon construction standard flat deck and float a boat pontoons prepared by Edge Consulting Engineers	JSP-SD-212 Rev D	9 September 2020

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsmip.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsmip.qld.gov.au.

PDA development conditions

No.	Condition	Timing
MCU 1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) The construction, operation and maintenance of the structure must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.	Prior to commencement of use
MCU 2	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
MCU 3	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
MCU 4	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 5	Commencement of Construction (a) Provide written notice to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au), when the development authorised under this approval is scheduled to commence.	a) At least thirty (30) days prior to the commencement of work

¹ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	Each notice must state this application number, the location and name of registered place and the condition number under which the notice is being given. (b) Provide written notice to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au), when the development authorised under this approval has been completed. Each notice must state this application number, the location and name of registered place and the condition number under which the notice is being given.	b) Within thirty (30) days of the completion of works
MCU 6	Marine Execution Plan (a) A Marine Execution Plan must be prepared by a suitably qualified and experienced expert and given to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au). (b) The Marine Execution Plan must demonstrate development does not impede the safe movement of vessels in a navigable waterway and should include information relating to: i. forecast construction start and end dates; ii. hours of work; iii. overview of general methodology; iv. detail principal barges and marine equipment involved; v. Barge Mooring Plan; vi. extreme weather contingency plans; vii. 24/7 point of contact to ensure timely communication with VTS during extreme weather and other maritime emergencies; viii. Vessel Traffic Management Plan ix. marking of navigation hazards during construction; and x. any other information to support the safe management of the marine work. The construction of the development must be undertaken in accordance with the Marine Execution Plan.	(a) At least thirty (30) days prior to the commencement of works b) At all times while the works are occurring

MCU 7	Hydrographic Survey (a) Hydrographic survey(s) covering the approaches, dredge area and construction area must be conducted on completion of works and a copy of the resulting plan(s) provided to the Regional Harbour Master, Marine Operations, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au). The survey must be conducted to Class B.	a) within thirty (30) days of the completion of works
MCU 8	As Constructed Drawings 'As Constructed' drawings of the approved structure must be provided to the Regional Harbour Master, Marine Operations (Brisbane Region), Maritime Safety Queensland, Department of Transport and Main Roads (MSQ_IDAS_Brisbane@tmr.qld.gov.au).	Within thirty (30) days of the completion of the works
MCU 9	Reinstatement of Pontoon Should the pontoon collapse, fail or otherwise suffer structural consequences which impact their integrity or ability to function as intended, the works must be: a. reinstated in accordance with this development approval; or b. removed and disposed of at an appropriately licensed facility.	As soon as reasonably practicable subsequent to the damage.

Advice:

For the proposed works only use clean materials and ensure that the works do not cause contamination.

Please note that 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 ****