



Our ref: DEV2023/1443

24 January 2024

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

Sealink
C/- Northpoint Planning
Att: Ms Meredith Hutton
PO Box 4
TOWNSVILLE QLD 4810

Email: meredith@northpointplanning.com.au

Dear Ms Hutton

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

PDA Development Permit for Operational Work for Tidal Works (Pontoon Replacement) at Sir Leslie Thiess Drive, Townsville City described as Lot 784 on EP2254, Lot 674 on EP2163, and Lot 800 on EP837705

On 24 January 2024, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdilgp.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)	Townsville City Waterfront	
Site address	Sir Leslie Thiess Drive, Townsville City	
Lot on plan description	Lot number	Plan description
	Lot 784	EP2254
	Lot 674	EP2163
	Lot 800	EP837705
PDA development application details		
DEV reference number	DEV2023/1443	
'Properly made' date	8 November 2023	
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	Tidal Works (Pontoon Replacement)	
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: • Operational Work – Tidal Works (Pontoon Replacement)	
Decision date	24 January 2024	
Currency period	2 years from the date of the decision	

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 Layout & Gangway Slope Views, prepared by EDMS Australia	0177-064-DRG-1003, Revision 0	4/05/2023
2.	General Arrangement, prepared by EDMS Australia	0177-064-DRG-1001, Revision 0	4/05/2023
3.	Pile Details – Pile & Pontoon Installation, prepared by Pacific Marine Group Australia	MP02, Revision A	7/09/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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

DSDI means the Department of State Development and Infrastructure

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@dsdilgp.qld.gov.au

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

PDA development conditions		
No.	Condition	Timing
Operational Work		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to commencement of use.
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans.	At all times.
3.	Hours of Work – Construction 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.
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
5.	Floating Pontoon Submit written notice to the Department of Transport and Main Roads – Maritime Safety Queensland at rhmtownsville@msq.qld.gov.au , when the development authorised under this development: a) Is scheduled to commence; and b) Has been completed. <i>NOTE: Each notice must state the location and the name of the registered place and the condition number under which the notice is being given.</i>	a) Prior to commencement of works b) Within ten business days of the completion of works.
6.	As Constructed Drawings Submit “as Constructed” drawings of the pontoon to the Department of Transport and Main Roads – Maritime Safety Queensland at rhmtownsville@msq.qld.gov.au .	Within ten business days of the completion of the works.
7.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion. b) Prior to practical completion.

PDA development conditions		
No.	Condition	Timing
8.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of works. b) Prior to commencement of use. c) Prior to commencement of use.
Tidal works, or development in a coastal management district		
9.	Sediment to tidal waters The development must prevent the release of sediment to tidal waters by installing and/or maintaining erosion and sediment control measures in accordance with the <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i>.	For the duration of the works.
Maritime Safety		
10.	Protection of Navigable Waterways a) Prepare a Traffic Management Plan (TMP) by an appropriately qualified person(s), that includes the following: i) Demonstrating that the construction and the operation of the development will not impede the safe navigation of other vessels or restrict safe access to or from neighbouring structures; ii) Detailed information about all development related vessels and their operations during each stage of construction, and the relevant impacts on the availability of the navigable waterway to vessel traffic; iii) Is consistent with any requirements of Maritime Safety Queensland guidelines for major development proposals; iv) Lighting/markings requirements – any anchors deployed must be marked with yellow buoys and fitted with light FL Y 2.5s. b) Submit the Traffic Management Plan (TMP) prepared in accordance with part a) of this condition to the Department of Transport and Main Roads – Maritime Safety Queensland at rhmtownsville@msq.qld.gov.au. c) Carry out the construction in accordance with the Traffic Management Plan (TMP) in accordance with part a) of this condition.	a) Prior to commencement of works. b) Prior to commencement of works. c) For the duration of the works.

PDA development conditions		
No.	Condition	Timing
	<i>NOTE: For this condition 'appropriately qualified person(s)' means a person or persons who has professional qualifications, training, skills and experience relevant to maritime traffic management and can give authoritative assessment, advice and analysis in relation to traffic management using the relevant protocols, standards, methods or literature.</i>	
11.	Ongoing Safety and Operation The construction, operation and maintenance of the structure, and any ship moored at this structure must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.	At all times.
12.	Lighting and Visibility of Structure a) The structure must be lit/marked such that it does not cause a risk to the safe navigation of other ships; b) Piles to be fitted with retro-reflective tape; c) Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.	At all times.
13.	Removal of Debris or Redundant Structures Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost.	At all times.
Marine Plants		
14.	Removal of Material – Tidal Zone Marine plants are to be protected and not permitted to be removed during construction of the works.	For the duration of the works the subject of this approval and to be maintained.

STANDARD ADVICE

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 ****