



Our ref: DEV2024/1472

09 September 2024

Port of Townsville Limited
C/- Brazier Motti
Att: Ms Anne Zareh
595 Flinders Street
TOWNSVILLE QLD 4810

Email anne.zareh@braziermotti.com.au

Dear Ms Zareh

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2024/1472 for Development Permit for Operational Work for drydocking at existing slipway at Ross Street, South Townsville described as Lots 1 and 3 on SP126611

On 09 September 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 website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.Bowyer@dsdilgp.qld.gov.au, who will 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 PDA	
Site address	Ross Street, South Townsville (4001 Wharf Area)	
Lot on plan description	Lot number	Plan description
	Lots 1 and 3	SP126611
PDA development application details		
DEV reference number	DEV2024/1472	
'Properly made' date	31 January 2024	
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	Operational Work being prescribed tidal works for drydocking of the HMAS Townsville at an existing slipway.	
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 Operational Works being Prescribed Tidal Works	
Decision date	09 September 2024	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner	
Manager	Julie-Anne Dawson, Manager	
Engineer	Ava Jalali, Development Assessment Engineer	
Delegate	Beatriz Gomez, Director	

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.	Contaminated Soil and Waste Management Plan. Former Curtain Bros Slipway Ross Street, South Townsville QLD; prepared by Prensa	Job no. 121817B	April 2024
2.	Report on Geotechnical Investigation. HMAS Townsville permanent Docking Ross Street (Creek), South Townsville Qld; prepared by Douglas Partners	Project 227086 Rev 0	29/02/2024
3.	Report for Staged Slipping of Ex-HMAS Townsville; prepared by Norship	22-56-REP-01 Rev 0	05/05/2023
Design Drawings prepared by LCJ Engineers			
4.	Cover sheet	TPAA055 - S0.01 Rev D	16/05/2024
5.	Construction notes - sheet 1	TPAA055 - S0.02 Rev D	16/05/2024
6.	Construction notes - sheet 2	TPAA055 - S0.03 Rev D	16/05/2024
7.	HMAS Townsville - slipping work list	TPAA055 - S0.04 Rev D	16/05/2024
8.	Safety and design notes - sheet 1	TPAA055 - S0.05 Rev D	16/05/2024
9.	Safety and design notes - sheet 2	TPAA055 - S0.06 Rev D	16/05/2024
10.	Existing site layout plan	TPAA055 - S1.01 Rev D	16/05/2024
11.	Temporary works plan	TPAA055 - S1.02 Rev D	16/05/2024
12.	Temporary bunding plan and details option 1	TPAA055 - S1.03 Rev D	16/05/2024
13.	Temporary bunding plan and details option 2	TPAA055 - S1.04 Rev D	16/05/2024
14.	Site layout plan	TPAA055 - S1.05 Rev D	16/05/2024
15.	Footing plan	TPAA055 - S1.06 Rev D	16/05/2024
16.	Sections	TPAA055 - S1.10 Rev D	16/05/2024
17.	Retaining wall sections and details	TPAA055 - S1.11 Rev D	16/05/2024
18.	Retaining wall section	TPAA055 - S1.12 Rev C	16/05/2024
19.	Footing details	TPAA055 - S1.13 Rev D	16/05/2024
20.	Precast details	TPAA055 - S1.14 Rev D	16/05/2024

Preamble, abbreviations, and definitions

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).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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.

EP Act means the *Environmental Protection Act 1994*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RHM means Regional Harbour Master

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA development conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	At all times
2.	Site Access Public access to the site is restricted.	At all times
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
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
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and 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 and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;	a) Prior to commencing work

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

PDA development conditions		
No.	Condition	Timing
	iv) complaints management procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During Construction
8.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe transit of the vessel; ii) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During Construction
9.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> ii) the approved HMAS Townsville Permanent Docking at Port of Townsville plans, prepared by LCJ Engineers, dated 16/5/2024, revision D and iii) the approved Geotechnical Investigation Report, prepared by Douglas Partners, dated 29 February 2024. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to the dry docking c) Prior to the dry docking
10.	Contaminated Soil Management Plan a) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the approved Contaminated Soil & Waste Management Plan and the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Undertake soil remediation works in accordance with the approved Contaminated Soil & Waste Management Plan. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified person, confirming that all earthworks have been carried out in accordance with the approved Contaminated Soil & Waste Management Plan. NOTES: For the purpose of this condition a suitably qualified person is defined in the EP Act. A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.	a) At all times b) At all times c) Prior to the dry docking
11.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Within 30 business days of dry dock practical completion

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a suitably qualified RPEQ.	c) Within 30 business days of dry dock practical completion
15.	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
Maritime Safety		
16.	Maritime Safety – Written Notice to Regional Harbour Master a) Submit written notice to EDQ DA and Regional Harbour Master (RHM) Townsville when the approved development is: - to commence; and - has been completed. b) Submit written notices to RHM Townsville detailing the demolishing of any structures above or below the waterline. c) Notify the RHM when: - any damage or interference occurs to aids to navigation - the damage or interference are rectified to aids to navigation. For all parts of this condition, each notice must state DEV2024/1472, the location and the name of the registered place and the condition number under which the notice is being given. Submit Notice to RHMTownsville@tmr.qld.gov.au or mailed to: RHM Townsville Department of Transport and Main Roads', Maritime Operations Base 60 Ross Street S. Townsville, QLD 4010	a) Within 10 business days. b) Within 5 days of any structure being demolished c) At all times
17.	Hydrographic Survey Submit to EDQ DA, a Hydrographic survey plan of Ross Creek approach to the slipway, prepared by a registered surveyor in accordance with <i>Standards for Hydrographic Surveys within Queensland Waters Class A</i> of the Ross Creek to the slipway.	Minimum of 14 days prior to the movement of the HMAS Townsville arriving at the slipway; and 14 days after works are complete

PDA development conditions		
No.	Condition	Timing
	<i>literature.</i>	
20.	Protection of Navigable Waterways Remove and dispose of any debris or similar obstruction encountered whilst undertaking the work, at an appropriately licensed facility. All structures to be demolished, both above and below the waterline, must be completely extracted.	For the duration of works
21.	Ongoing Safety and Operation The construction, operation and maintenance of the drydock must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures. Ongoing safety and operation of the dry dock and slipway is to be monitored and maintained in accordance with relevant standards to ensure structural integrity of existing slipway; and infrastructure constructed as part of this approval, is not compromised.	At all times
Fisheries		
22.	Extent of Works Mark with corner pegs the area shown as the 'extent of permanent works' on plan EXISTING SITE LAYOUT PLAN prepared by LCJ Engineers, dated 16/05/2024, Drawing number S1.01, version D, to prevent development works and associated activities from impacting marine plants outside this area.	For the Duration of Works
23.	Marine Plant Protection a) Remove marine plants that have been authorised for removal as part of this development from the intertidal zone. b) Dispose of all material associated with the development (e.g., debris, construction material, soil, etc.) from the intertidal zone at an appropriate licensed facility.	a) For the Duration of Works b) For the duration of works
24.	Protection of Marine Fauna - Fish Entrapment a) Minimise the risk of fish kills arising from the works that could occur through entrapment of fish on the landward side of the temporary bund and silt curtain. Provisions to include: i) Regular monitoring for fish entrapment; ii) Fish salvage carried out by a suitably qualified person prior to dewatering of the landward side of the temporary bund, and where fish entrapment has occurred on the landward side of the silt curtain; iii) Fish salvage must be carried out in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> or under a General Fisheries Permit issued under the <i>Fisheries Act 1994</i>.	a) For the Duration of Works

PDA development conditions		
No.	Condition	Timing
	b) If fish have been trapped by the works, fish salvage activities are to occur in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> and implemented immediately.	b) At all times
25.	Screening of Pump Intakes Pump intakes should be suitably screened as per design parameters for fish screening stated within <u>Design specifications for fish-protection screens in Australia</u> .	At all times
Environment and Coastal		
26.	Tree Protection Fencing Install tree protection fencing to protect any tree that is to be retained in accordance with the approved plans. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>	Prior to commencing work and to be maintained until work has been completed
27.	Tidal Land Profiles Any tidal land profiles that are temporarily disturbed by the works, must be restored to pre-work profiles.	Within five business days of the completion of works
28.	Water Contamination a) For the proposed works, only use clean materials which are free from prescribed water contaminants. b) Spoil is not disposed of within waterways, and where required, is managed to prevent acid soil development.	a) At all times b) At all times

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.

Advice provided by Department of Forestry and Fisheries:

Ensure the site can be accessed by personnel from the Department of Fisheries to undertake inspections for compliance purposes. This fisheries development (as defined by the *Fisheries Act 1994*) constitutes a place that is required to be open for inspection by a Fisheries inspector at all times, pursuant to section 145 of the *Fisheries Act 1994*.

Advice provided by the Department of Environment and Science for the protected plants and animals regulated under the *Nature Conservation Act 1992*:

1. Where threatened plants or near threatened plants are present in the clearing impact area and cannot be avoided, a clearing permit will be required. Further information regarding the clearing of protected plants can be found here: <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing>.
2. For animal breeding places, an approved Species Management Program (SMP) is required to tamper or destroy an animal breeding place. Further information regarding

SMP's can be found here: <https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program>

3. Management activities including roost destruction and disturbance or dispersal of flying-foxes while occupying a roost will usually require a Flying-fox Roost Management Permit (FFRMP) from the department. Further information regarding flying-fox management can be found here:
4. <https://environment.des.qld.gov.au/wildlife/animals/living-with/bats/flying-foxes/roost-management>

Contaminated soil cannot be removed from an CLR/EMR listed site without a soil disposal permit. A disposal permit is required to remove contaminated soil for treatment or disposal from land listed on the EMR or Contaminated Land Register (CLR). The department's guideline [Disposal permit to remove, treat and dispose of contaminated soil \(PDF, 565KB\)](#) provides more detailed information about when a disposal permit is needed, and how to apply.

**** End of Package**