



Our ref: DEV2024/1572

11 April 2025

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 Landing (Pontoon) at Sir Leslie Thiess Drive, Townsville City described as Lot 785 on EP2254

On 11 April 2025, 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@edq.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	
Site address	Sir Leslie Thiess Drive, Townsville City	
Lot on plan description	Lot number	Plan description
	Lot 785	EP2254
PDA development application details		
DEV reference number	DEV2024/1572	
'Properly made' date	5 December 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 Works for Landing (Pontoon)	
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 Works for Landing (Pontoon)	
Decision date	11 April 2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Manager	Julie-Anne Dawson, Manager	
Engineer	Demi Ebrahimi, Principal 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.	Location Plan, prepared by EDMS Australia	1187-7309-D-271779-001 Revision P2	15/09/2023
2.	Location Plan Stage 1, prepared by EDMS Australia	1187-7309-D-271779-002 Revision P2	21/11/2023
3.	General Arrangement, prepared by EDMS Australia	1187-7309-D-271779-003 Revision P1	08/08/2023
4.	Gangway Slope Views, prepared by EDMS Australia	1187-7309-D-271779-005 Revision P1	08/08/2023
5.	Pile Details – Pile & Pontoon Installation, prepared by Pacific Marine Group	MP02 Revision 0	10/10/2023
6.	Isometrics, prepared by EDMS Australia	1187-7309-D-271779-004 Revision P1	08/08/2023
7.	Technical Note, prepared by Port & Coastal Solutions	Version 0.2	04/03/2024
Supporting Documents		Number	Date
8.	Owners Consent for Lot 785 on CP EP2254 issued by the Port of Townsville	N/A	11/03/2024

Preamble, abbreviations, and definitions

PREAMBLE

The Port of Townsville has issued terms of agreement with conditions associated with the owner's consent for the development application – Operational Works for Tidal Works for installation of a pontoon over Lot 785 on CP EP2254, dated 11 March 2024. The agreement and general conditions of the owner's consent must be complied with, in addition to this development approval issued by EDQ.

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.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.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.	At all times
2.	Site Access Public access to the site must not be permitted.	At all times
3.	Maintain the approved development Maintain the approved development in accordance with the approved plans.	At all times
4.	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
5.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	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;	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
	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; 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
8.	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>.	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During Construction

PDA Development Conditions		
No.	Condition	Timing
9.	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; 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>	a) Prior to commencing work b) During Construction
10.	Notice of Commencement and Completion Submit written notice to EDQ IS and the Department of Transport and Main Roads – Maritime Safety Queensland at rhmtownsville@msg.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) At least ten business days prior to the commencement of works b) Within ten business days of the completion of works
11.	Engineering Designs a) Submit to EDQ IS, engineering drawings certified by a suitably qualified RPEQ in accordance with the approved plans.	a) Prior to commencement of works

PDA Development Conditions		
No.	Condition	Timing
	b) Submit RPEQ certified “as constructed” drawings of the pontoon to the Regional Harbour Master Townsville at RHMTown@msg.qld.gov.au and EDQ IS. Also, submit RPEQ certification to confirm that the works have been undertaken in accordance with the RPEQ certified “as constructed” drawings.	b) Within two weeks of the completion of the works
12.	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) Within an acceptable timeframe set by the asset custodian b) Prior to carrying out the repair or relocation unless otherwise agreed by the asset custodian
13.	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 works 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.
14.	Contaminated Soils a) Where on-site Contaminated Soils are encountered, submit to EDQ IS a Contaminated Land Investigation Document (CLID), that addresses the management of the soils, including, at a minimum, the removal, treatment and placement of contaminated soil, the consideration of spoil and the management of polluted water. The CLID is to be prepared by a suitably qualified and experienced person and certified by an approved Queensland Auditor for contaminated land verifying that the CLID complies with subsections 389 (1) and (2) of the <i>Environmental Protection Act 1994</i>.	a) At all times

PDA Development Conditions		
No.	Condition	Timing
	b) Undertake all Works on any part of the Land on the EMR or CLR in accordance with the certified CLID report described under part a) of this condition. <i>NOTE: Refer to the following guideline for guidance on complying with this condition: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement/. For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</i>	b) At all times
15.	Scour protection Submit to EDQ IS certification from an RPEQ detailing the relevant scour protection measures associated with the ongoing operation of the pontoon.	Prior to commencement of use
Maritime Safety		
16.	Lighting and Marking Requirements The pontoon, any ship moored to the pontoon, and all vessels used during construction must be appropriately lit and marked to ensure they do not pose a risk to the safe navigation of others ships. This must be done in compliance with the <i>International Regulations for Preventing Collisions at Sea (Colregs)</i>, with all lighting designed and positioned to avoid obscuring or interfering with the effectiveness of existing navigational lighting.	At all times.
17.	Aids to navigation a) The construction, operation, and maintenance of the development must not damage or interfere (physically or by electrical or electromagnetic emissions) with any aid to navigation. b) Should damage or interference be caused to any aid of navigation, the registered landowner must repair, replace, remove the interference at their own expense. c) Notify the Harbour Master at the Department of Transport and Main Roads when: i) Any damage or interference that occurs. ii) The damage or interference is rectified. <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) At all times b) As soon as reasonably practicable after the damage or interference occurs c) Within one business day of the damage or interference occurring or being rectified

PDA Development Conditions		
No.	Condition	Timing
18.	Protection of navigable waterways a) Prepare a Marine Execution Plan (MEP) and Traffic Management Plan (TMP) by an appropriately qualified person(s) that includes, but is not limited to: i) Demonstrating that the construction and operation of the development will not impede the safe navigation of other vessels or restrict safe access to or from neighbouring structures. ii) Ensuring consistency with any requirements of Maritime Safety Queensland guidelines for major development proposals. iii) Specifying lighting and marking requirements for any anchors deployed, which must be marked with yellow buoys and fitted with FLY2.5s lights. b) Submit the Marine Execution Plan (MEP) and Traffic Management Plan (TMP), prepared in accordance with part a) of this condition, to the Regional Harbour Master Townsville at RHMTown@msg.qld.gov.au and EDQ IS. c) Carry out the construction in accordance with the Marine Execution Plan (MEP) and Traffic Management Plan (TMP) as prepared under part a) of this condition. <i>NOTE: For this condition, 'appropriately qualified person(s)' means a person or persons who have professional qualifications and can provide authoritative assessment, advice, and analysis in relation to traffic management using the relevant protocols, standards, methods, or literature.</i>	a) – b) At least 10 business days prior to the commencement of works c) For the duration of works
19.	Pontoon location, vessel size, and waterway clearance requirements a) The pontoon and anchoring structure must be located within the existing seabed lease. b) Ships moored at this berth must not exceed a maximum width (beam) of 10 metres. c) Ships moored at the pontoon must not reduce the current waterway width of 49.5 metres, as shown in the approved <i>Location Plan 1187-7309-D-271779</i>. d) At no time shall any structure or vessel moored at the pontoon impede the safe navigation of the waterway or restrict safe access to or from neighbouring structures.	a) – d) At all times
20.	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

PDA Development Conditions		
No.	Condition	Timing
21.	Removal of debris or redundant structures Remove and dispose of all material associated with the development (e.g., debris, construction material, soil, etc.) from the intertidal zone at an appropriate licensed facility.at the applicant's cost.	At all times
Tidal works, or development in a coastal management district		
22.	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 <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i> .	For the duration of the works
23.	Water Contamination a) For the proposed works, only use clean materials which are free from prescribed water contaminants. b) Ensure spoil is not disposed of within waterways or an area where it can entre waterways.	a) At all times b) At all times
Marine Plants		
24.	Removal of Material – Tidal Zone Marine Plants are to be protected and not permitted to be removed during construction of the works.	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.

**** End of Package ****