



Our ref: DEV2024/1582

12 May 2025

Australian Volunteer Coast Guard

Att: Mr Jason Harris

PO Box 487

TOWNSVILLE QLD 4810

Email: Jason.harris@coastguard.com.au

Dear Mr Harris

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

PDA Development Permit for Operational Work for Tidal Works (New Pontoon) at Sir Leslie Thiess Drive, Townsville City described as Lot 802 on SP310561

On 12 May 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 PDA	
Site address	Sir Leslie Thiess Drive, Townsville City	
Lot on plan description	Lot number	Plan description
	Lot 802	SP310561

PDA development application details	
DEV reference number	DEV2024/1582
'Properly made' date	07 January 2025
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 being tidal works for a new 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 being Tidal Works
Decision date	12 May 2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Leila Torrens, 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
Engineering Plans prepared by GC Marine Pty Ltd			
1.	General note	W001 – Rev 10	03/04/2025
2.	Locality Plan	W101 – Rev 10	03/04/2025
3.	General Arrangement Layout and Inclusions	W102 – Rev 10	03/04/2025
4.	General Arrangement Elevation page 1 of 2	W103 – Rev 10	03/04/2025
5.	General Arrangement Elevation page 2 of 2	W104 – Rev 10	03/04/2025
6.	Pontoon Frame Details page 1 of 2	W201 – Rev 10	03/04/2025
7.	Pontoon Frame Details page 2 of 2	W202 – Rev 10	03/04/2025
8.	Pontoon Void Details	W203 – Rev 10	03/04/2025
9.	Gangway Details page 1 of 3	W301 – Rev 10	03/04/2025
10.	Gangway Details page 2 of 3	W302 – Rev 10	03/04/2025
11.	Gangway Details page 3 of 3	W303 – Rev 10 (as amended in red)	03/04/2025
12.	Transition Plate Details	W304 – Rev 10	03/04/2025
13.	Internal Pile Bracket Details – 3 Sided	W401 – Rev 10	03/04/2025
14.	Internal Pile Bracket Details – Corner	W402 – Rev 10	03/04/2025
15.	Pile Ring Details	W403 – Rev 10	03/04/2025
16.	2M Mooring Post Details page 1 of 2	W501 – Rev 10	03/04/2025
17.	2M Mooring Post Details page 2 of 2	W502 – Rev 10	03/04/2025
18.	1M Mooring Post Details	W503 – Rev 10	03/04/2025
19.	Security Gate Details page 1 of 2	W504 – Rev 10	03/04/2025
20.	Security Gate Details page 2 of 2	W505 – Rev 10	03/04/2025
21.	Response regarding access ramp compliance prepared by Blue Infrastructure Services	N/A	11/04/2025
22.	Response regarding hydraulic impacts and canal bank stability prepared by Alluvium	0424084	10/04/2025

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).

COLREGS means International Regulations for Preventing Collisions at Sea

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.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

MEP means Marine Execution Plan.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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

Submitting documentation to the Regional Harbour Master Townsville

Where a condition of this approval requires documentation to be submitted to the Regional Harbour Master Townsville, use the following contact details:

Email: RHMTown@msq.qld.gov.au

OR

Mailed to:

RHM Townsville
Department of Transport and Main Roads
60 Ross Street
South Townsville QLD 4810

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.	Commencement of Work Submit written notice to EDQ IS and Regional Harbour Master Townsville when the development authorised under this development: a) is scheduled to commence; and b) has been completed. Each notice must state (application number), the location and the name of the registered place and the condition number under which the notice is being given.	a) At least ten business days prior to the commencement of works. b) Within ten business days of the completion of works.
3.	Site Access Public access to the site must not be permitted.	At all times
4.	Maintain the approved development Maintain the approved development in accordance with the approved plans.	At all times
5.	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
6.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ IS, 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 ³ and be accompanied by all relevant supporting information and documents.	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
8.	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; 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.	a) Prior to commencing work b) During construction c) During construction
9.	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

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During Construction
10.	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
11.	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
12.	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).	a) Prior to commencement of works.

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Prior to commencement of use. c) Prior to commencement of use.
13.	Contaminated Soils and Sediment 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>. 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>	a) At all times b) At all times
14.	Engineering Designs a) Carry out the approved development generally in accordance with the approved plans. b) Submit to EDQ IS and the Regional Harbour Master, 'as constructed' drawings of the pontoon certified by a suitably qualified RPEQ. c) Submit to EDQ IS and the Regional Harbour Master, written certification by a suitably qualified RPEQ the works have been undertaken in accordance with the approved drawings.	a) Prior to the commencement of use b) Within two weeks of the completion of the works c) Within two weeks of the completion of the works
15.	Outdoor Lighting a) For any outdoor lighting, it is to be designed and constructed in accordance with the following: i) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;</i>	a) Prior to the commencement of use

PDA Development Conditions		
No.	Condition	Timing
	ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) Lighting and Marking requirements specified under Condition 15; iv) be marine fauna friendly. b) Install lighting in accordance with Part (a) of this condition. c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a suitably qualified RPEQ.	b) Prior to the commencement of use c) Prior to the commencement of use
16.	Protection of Airport Environs Development does not include any of the following types of outdoor lighting: i) straight parallel lines of lighting 500 metres to 1000 metres ii) long iii) flare plumes iv) upward shining lights v) flashing lights vi) laser lights vii) sodium lights viii) reflective surfaces.	At all times
Maritime Safety		
17.	Lighting and Marking Requirements a) 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. b) Lighting and marking must be in accordance 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. c) Any ship berthed at this pontoon must display adequate deck lighting during hours of darkness to alert other ships transiting the waterway. d) Lighting provided must not obscure, disguise or otherwise interfere with the safe navigation of other vessels, including the effectiveness of navigational lighting.	All parts at all times.
18.	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.	a) At all times

PDA Development Conditions		
No.	Condition	Timing
	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>	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
19.	Protection of Navigable Waterways – Marine Execution Plan 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 MEP and TMP, prepared in accordance with part a) of this condition, to EDQ IS and the Regional Harbour Master Townsville. c) Carry out the construction in accordance with the MEP and 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) and b) At least 10 business days prior to the commencement of works c) For the duration of works
20.	Pontoon location, vessel size, and waterway clearance requirements a) The pontoon and anchoring structure must be within the existing seabed lease Lot 802 on SP 310561. b) The extreme beam of any ship moored at this berth must not exceed 4.7m.	a) Duration of the life of the pontoon b) Duration of the life of the pontoon

PDA Development Conditions		
No.	Condition	Timing
	c) Any ship moored to this pontoon must not reduce the width of the waterway (which is currently 30m).	c) Duration of the life of the pontoon
21.	Ongoing Safety and Operation The construction, operation and maintenance of the pontoon must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures. Ongoing safety and operation of the pontoon is to be monitored and maintained in accordance with relevant standards.	At all times
Tidal Works and Marine Plants		
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 enter waterways.	a) At all times b) At all times
24.	Removal of Materials and Marine Plants a) Marine Plants are to be protected and not permitted to be removed during construction of the works. b) Remove and dispose of any debris or similar obstruction encountered whilst undertaking the work at an appropriately licensed facility.	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 for Soil Contamination

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 ****