

Our ref: DEV-2026-TRY-4669

29 May 2026

Yael Relf
Waterfront Development Lead
Port of Townsville Limited Pty Ltd
YRelf@townsville-port.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Townsville City Waterfront PDA
PDA Development Type:	Development Permit for Operational Works for Park
Property Location:	Ross Street, South Townsville
Property Description:	Lot 1 on SP126611

On 29 May 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer on (07) 3214 9579 or by email at Jocelyn.bowyer@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Townsville City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Townsville City Waterfront PDA	
Site address	Ross Street, South Townsville	
Lot on plan description	Lot number	Plan description
	Lot 1	SP126611
PDA Development Approval details		
DEV Reference No.	DEV-2026-TRY-4669	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Operational work ☐ PDA Preliminary Approval ☒ PDA Development Permit	
Approval details	Operational Work for a Park for viewing platforms, public realm upgrade, informational signage, and rock batters.	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date :29/5/26	29/05/2026	
Currency Period	2 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
Landscape Plans				
1	Coversheet & drawing index	2502-007 - L001 – Rev A	LAUD Ink	20/04/2026
2	Specification notes	2502-007 - L002 – Rev A	LAUD Ink	20/04/2026

3	Landscape schedules	2502-007 - L003 – Rev A	LAUD Ink	20/04/2026
4	Planting plan - sheet 1	2502-007 – L100 – Rev A	LAUD Ink	20/04/2026
5	Planting plan - sheet 2	2502-007 – L101 – Rev A	LAUD Ink	20/04/2026
6	Planting plan - sheet 3	2502-007 – L102 – Rev A	LAUD Ink	20/04/2026
7	Sections - sheet 1	2502-007 – L200 – Rev A	LAUD Ink	20/04/2026
8	Details - sheet 1	2502-007 – L300 – Rev A	LAUD Ink	20/04/2026
Civil Drawings				
9	Drawing Index and Locality Plan	25018-HEG-03-C01-DI-01 – Rev 1	Hansen Engineering Group	13/04/2026
10	General Notes and Legend Sheet 1 of 2	25018-HEG-03-C01-GN-01 – Rev 1	Hansen Engineering Group	13/04/2026
11	General Notes and Legend Sheet 2 of 2	25018-HEG-03-C01-GN-02 – Rev 1	Hansen Engineering Group	13/04/2026
12	Typical Section Sheet 1 of 1	25018-HEG-03-C02-TS-01 – Rev 1	Hansen Engineering Group	13/04/2026
13	Typical Details Sheet 1 of 2	25018-HEG-03-C03-TD-01 – Rev 1	Hansen Engineering Group	13/04/2026
14	Typical Details Sheet 12 of 2	25018-HEG-03-C03-TD-02 – Rev 1	Hansen Engineering Group	13/04/2026
15	Existing Features and Demolitions Sheet 1 of 1	25018-HEG-03-C04-EF-01 – Rev 1	Hansen Engineering Group	13/04/2026
16	General Arrangement Sheet 1 of 1	25018-HEG-03-C05-GA-01 – Rev 1	Hansen Engineering Group	13/04/2026
17	Coordinated Utilities Sheet 1 of 1	25018-HEG-03-C06-PU-01 – Rev 1	Hansen Engineering Group	13/04/2026
18	Construction Set Out Sheet 1 of 1	25018-HEG-03-C07-CS-01 – Rev 1	Hansen Engineering Group	13/04/2026
19	Signage and Linemarking sheet 1 of 1	25018-HEG-03-C07-SL-01 – Rev 1	Hansen Engineering Group	13/04/2026
Structural Drawings				
20	Structural notes	25018 S-00.01 – Rev 1	Hansen Engineering Group	13/04/2026
21	Site plan	25018 S-01.01 – Rev 1	Hansen Engineering Group	13/04/2026
22	Southern deck & shade structure -general arrangement, slab, framing, roof & RCP plans	25018 S-02.01 – Rev 1	Hansen Engineering Group	13/04/2026
23	Northern deck & signage wall -general arrangement plan, slab Plan & blockwork details	25018 S-02.02 – Rev 1	Hansen Engineering Group	13/04/2026
24	Elevations	25018 S-03.02 – Rev 1	Hansen Engineering	13/04/2026

			Group	
25	Typical section	25018 S-04.01 – Rev 1	Hansen Engineering Group	13/04/2026
26	Construction details -slab, footings, pedestals, decking & seating	25018 S-05.01 – Rev 1	Hansen Engineering Group	13/04/2026
27	Construction details -roof framing & roofing details	25018 S-05.02 – Rev 1	Hansen Engineering Group	13/04/2026
Electrical Drawings				
28	Distribution board schematic diagram	25145-000-EL-02-0001 – Rev B	Agilitus	17/04/2026
29	Electrical and communications equipment schedules	25145-000-EL-05-0001 – Rev B	Agilitus	17/04/2026
30	Electrical and communications general arrangement	25145-000-EL-07-0001 – Rev B	Agilitus	17/04/2026
31	Electrical and communications trenching details	25145-000-EL-07-0002 – Rev B	Agilitus	17/04/2026
32	Electrical and communications installation notes	25145-000-EL-0-0003 – Rev B	Agilitus	17/04/2026
Supporting Plans				
33	Irrigation cover sheet	056-28-100 – issue 3	Irrigation Design Australia	21/04/2026
34	Irrigation detail design	056-28-300 – issue 3	Irrigation Design Australia	21/04/2026
35	Irrigation detail design	056-28-301 – issue 3	Irrigation Design Australia	21/04/2026
36	Irrigation detail design	056-28-302 – issue 3	Irrigation Design Australia	21/04/2026
37	Irrigation operational & installation details	056-28-400 – issue 3	Irrigation Design Australia	21/04/2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following practical completion
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out-of-hour 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, for Compliance Assessment, an out-of-hour 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 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 (excluding part (4)) of the EP Act; iv) complaints procedures; v) site management:	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
	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.	Traffic Management Plan a) Submit to EDQ 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 and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	vi) 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
8.	Erosion and Sediment Management a) Submit to EDQ 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
9.	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
10.	Earthworks	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	a) Where earthworks are undertaken, submit to EDQ 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> and ii) the approved plans 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 8 – Erosion and sediment management; iii) accord with the Acid Sulfate Management Plan, as required by condition 11 – Acid Sulfate Management; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) 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. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 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 any building works c) Prior to practical completion
11.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS are encountered, submit to EDQ an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil</i>	a) Prior to or during earthworks

PDA Development Conditions		
No.	Condition	Timing
	<i>Management Guidelines</i> v5.0 2024 (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 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.	b) Prior to commencement of viewing platform works c) Prior to practical completion
12.	Retaining Walls a) Submit to EDQ, 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>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. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to any building works c) Prior to practical completion
13.	Landscape Works (Parks and Open Space) a) Carry out landscape works generally in accordance with the approved plans as amended in red. b) Submit to EDQ, AILA certification that works have been carried out in accordance with the approval plans.	a) Prior to practical completion b) Prior to practical completion
14.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>.	Prior to practical completion
15.	Contaminated Land	

PDA Development Conditions		
No.	Condition	Timing
	Submit to EDQ a copy of a site suitability statement, confirming that the site is suitable for being used as a public park, as required under the <i>Environmental Protection Act 1994</i>. The site suitability statement must be prepared by a suitably qualified person in accordance with the <i>Environmental Protection Act 1994</i>. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i>	Prior to commencement of the park being used by the general public
16.	Viewing Platforms a) Viewing platforms and shade structure must be able to withstand a high storm tide inundation at year 2100. b) Construct viewing platforms in accordance with the approved plans. c) Submit to EDQ, certification from a suitably qualified RPEQ that viewing platforms have been constructed in accordance with the approved structural plans.	a) At all times b) Prior to practical completion c) Prior to practical completion
17.	Works within Ross Street Road Reserve – Road Permit a) Submit to EDQ, evidence of a road works permit issued by Council for road and landscape works proposed within the Ross Street road reserve as shown within the approved plans. b) Undertake works within Ross Street Road reserve in accordance with the Council Issued Road Works Permit	For both parts a) and b) prior to practical completion of works approved under this PDA approval
18.	Roadworks within Ross Street Road Reserve a) Where roadworks are not approved through a Council permit, submit to EDQ detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved Civil Drawing Set '25018-HEG-03-Civil'. Provide yellow kerb line marking and no stopping signs where on-street parking is not permitted. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Where roadworks designs are submitted under part a) of this condition, submit to EDQ: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and	a) Prior to commencing roadworks b) Prior to practical completion c) Prior to opening of road.

PDA Development Conditions		
No.	Condition	Timing
	ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	
19.	Signage Install signage in accordance with the approved plans and generally in accordance with Council and Port of Townsville standards.	Prior to practical completion of park

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 ****