

Our ref: DEV2015/648

20 July 2015

Economic Development Queensland
C/- Ms Tracey Hooper
Cardno
Level 11, 515 St Pauls Terrace,
FORTITUDE VALLEY QLD 4006

Dear Ms Hooper

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS – TIDAL WORKS AT MACARTHUR AVENUE CENTRAL,
HAMILTON DESCRIBED AS LOT 2 ON SP224040, LOTS 1203 AND 1204 ON
SP160055 AND LOT 1167 ON SP108460**

On 17 July 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue Central, Hamilton	
Lot on plan description	Lot number	Plan description
	2	SP224040
	1203	SP160055
	1204	SP160055
	1167	SP108460
PDA development application details		
DEV reference number	DEV2015/648	
'Properly made' date	11 February 2015	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Operational Works - Tidal Works (Wharf Demolition)	

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.
Decision date	17 July 2015
Currency period	4 years from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Stage 1 and 2 Demolition Cover Sheet, Notes and Drawing Schedule prepared by Cardno	7902-70-027-1000 Revision 2	
2.	Stage 1 and 2 Demolition Locality Plan prepared by Cardno	7902-70-027-1001 Revision 3	13.02.15
3.	Stage 1 Demolition General Layout prepared by Cardno	7902-70-027-1002 Revision 3	13.02.15
4.	Stage 2 Demolition General Layout prepared by Cardno	7902-70-027-1003 Revision 3	13.02.15
5.	Stage 1 Demolition Detail Plan Below Deck Level – Sheet 1 prepared by Cardno	7902-70-027-1004 Revision 3	13.02.15
6.	Stage 1 Demolition Detail Plan Below Deck Level – Sheet 2 prepared by Cardno	7902-70-027-1005 Revision 3	13.02.15
7.	Stage 1 Demolition Detail Plan Below Deck Level – Sheet 3 prepared by Cardno	7902-70-027-1006 Revision 3	13.02.15
8.	Stage 1 Demolition Detail Plan Below Deck Level – Sheet 4 prepared by Cardno	7902-70-027-1007 Revision 3	13.02.15
9.	Stage 1 and 2 Demolition Cross Sections prepared by Cardno	7902-70-027-1008 Revision 3	13.02.15

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	At all times
2.	Certification of Operational Works All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As indicated
3.	Notification of Works The applicant must notify the Regional Harbour Master, Maritime Safety Queensland and EDQ Development Assessment, DILGP, in writing of the following: a) the planned commencement date of the approved works, proposed timetable and contactor contact details. b) the practical completion date of the approved works.	a) At least 2 weeks prior to commencement of the works for each stage b) No later than 2 weeks after practical completion of the works for each stage

6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
7.	Demolition Works – Stage 1 a) Undertake demolition works, including wharf pile extraction, in accordance with the following approved plans: i. Stage 1 and 2 Demolition Cover Sheet, Notes and Drawing Schedule prepared by Cardno, drawing number 7902-70-027-1000 Revision 2 ii. Stage 1 and 2 Demolition Locality Plan prepared by Cardno, drawing number 7902-70-027-1001 Revision 3 iii. Stage 1 Demolition General Layout prepared by Cardno, drawing number 7902-70-027-1002 Revision 3 iv. Stage 1 Demolition Detail Plan Below Deck Level – Sheet 1 prepared by Cardno, drawing number 7902-70-027-1004 Revision 3 v. Stage 1 Demolition Detail Plan Below Deck Level – Sheet 2 prepared by Cardno, drawing number 7902-70-027-1005 Revision 3 vi. Stage 1 Demolition Detail Plan Below Deck Level – Sheet 3 prepared by Cardno, drawing number 7902-70-027-1006 Revision 3 vii. Stage 1 Demolition Detail Plan Below Deck Level – Sheet 4 prepared by Cardno, drawing number 7902-70-027-1007 Revision 3 viii. Stage 1 and 2 Demolition Cross Sections prepared by Cardno, drawing number 7902-70-027-1008 Revision 3 If the contractor is unable to extract the wharf piles, they must be cut off to a depth of at least 1 metre below seabed level or agreed by the Regional Harbour Master, Maritime Safety Queensland. b) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans including completed side scan surveys and	a) As indicated b) No later than 2 weeks after

	an asset register, certified by a RPEQ, in a format acceptable to the Regional Harbour Master, Maritime Safety Queensland of the works undertaken in part a) of this condition.	practical completion of the works for Stage 1
8.	Demolition Works – Stage 2 a) Submit to EDQ Development Assessment, DILGP, detailed below deck demolition plans based on a detailed site investigation, outlining the extent of the demolition. b) Undertake demolition works, including wharf pile extraction, in accordance with the plans submitted in part a) and the following approved plans: i. Stage 1 and 2 Demolition Cover Sheet, Notes and Drawing Schedule prepared by Cardno, drawing number 7902-70-027-1000 Revision 2 ii. Stage 1 and 2 Demolition Locality Plan prepared by Cardno, drawing number 7902-70-027-1001 Revision 3 iii. Stage 2 Demolition General Layout prepared by Cardno, drawing number 7902-70-027-1003 Revision 3 iv. Stage 1 and 2 Demolition Cross Sections prepared by Cardno, drawing number 7902-70-027-1008 Revision 3 If the contractor is unable to extract the wharf piles, they must be cut off to a depth of at least 1 metre below seabed level or agreed by the Regional Harbour Master, Maritime Safety Queensland. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans including completed side scan surveys and an asset register, certified by a RPEQ, in a format acceptable to the Regional Harbour Master, Maritime Safety Queensland of the works undertaken in part b) of this condition.	a) Prior to commencement of the demolition works for Stage 2 b) As indicated c) No later than 2 weeks after practical completion of the works for Stage 2
9.	Existing Services a) Submit to EDQ Development Assessment, DILGP, detailed engineering plans, certified by an RPEQ, for the removal/relocation of the existing services within the wharf in accordance with PDA Guideline No. 13 Engineering standards. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register and test results, certified by a RPEQ, in accordance with the relevant asset owner's current adopted standards.	a) Prior to commencement of site works for each stage b) Prior of the commencement of the demolition works for each stage c) No later than 2 weeks after practical completion of the works for each stage

10.	Revetment Wall Stability Submit to EDQ Development Assessment, DILGP, certification from a RPEQ that: i. demolition works had no impact on the stability of the revetment wall and rock bank protection; or ii. any damage caused to the existing revetment wall or rock bank protection has been rectified.	No later than 2 weeks after practical completion of the works for each stage
Environment		
11.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to the EDQ Development Assessment, DILGP, an Acid Sulfate Soils Environmental Management Plan (ASSEMP) certified by a suitably qualified and experienced professional, in accordance with the State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSEMP.	a) Prior to commencement of site works for each stage b) Prior to practical completion of the works for each stage
12.	Erosion and Sediment Management a) Submit to the EDQ Development Assessment, DILGP, an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:- i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during demolition
Survey		
13.	Hydrographic surveys a) Submit to EDQ Development Assessment, DILGP, a pre-construction hydrographic survey in accordance with the Port of Brisbane's current standards. b) Submit to EDQ Development Assessment, DILGP, a post-construction hydrographic survey in accordance with the Port of Brisbane's current standards. c) Provide verification by a RPEQ to EDQ Development Assessment, DILGP, that any in-situ demolition related and/or dredged material inadvertently displaced into the river during	a) Prior to commencement of site works for each stage b) No later than 2 weeks after practical completion of the works for each stage c) No later than 2 weeks after practical completion of the

	the wharf demolition identified in the survey has been removed.	works for each stage
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STANDARD ADVICE

Please note that in order 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 ****