



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/736

2 February 2016

Ms Patricia Elder
Townsville Maritime Museum Limited
42-68 Palmer Street
SOUTH TOWNSVILLE QLD 4810

Dear Ms Elder

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – TIDAL WORKS (DEMOLITION OF EXISTING MOORING STRUCTURES AND NEW MOORING STRUCTURES) AND MATERIAL CHANGE OF USE – LANDING (MOORING STRUCTURES) AT 42-68 PALMER STREET, SOUTH TOWNSVILLE DESCRIBED AS LOT 709 ON SP135285, LOT 663 ON SP149322, LOTS 664 AND 665 ON SP273229

On 2 February 2016 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*. 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 Infrastructure, Local Government and Planning website <http://www.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 Owen Haslam on 3452 7419.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Townsville City Waterfront PDA	
Site address	42-68 Palmer Street, Townsville	
Lot on plan description	Lot number	Plan description
	709	SP135285
	663	SP149322
	664	SP273229
	665	SP273229
PDA development application details		
DEV reference number	DEV2015/736	
'Properly made' date	10 December 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	PDA Development Permit for Operational Works – Tidal Works (Demolition of Existing Mooring Structures and New Mooring Structures) and Material Change of Use – Landing (Mooring Structures)	

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		2 February 2016	
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.	Proposed Berth for HMAS Townsville Option 2 – Roller Frames General Arrangement, prepared by Port of Townsville	P3365-04 Rev A	12/10/2015
2.	Proposed Berth for HMAS Townsville Option 2 – Roller Frames Sections (1) , prepared by Port of Townsville	P3365-05 Rev A	30/07/2015
3.	Proposed Berth for HMAS Townsville Option 2 – Roller Frames Sections (2) , prepared by Port of Townsville	P3365-06 Rev A	30/07/2015

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **DILGP** means Department of Infrastructure, Local Government and Planning.
2. **MEDQ** means The Minister of Economic Development Queensland.
3. **PDA** means Priority Development Area.
4. **RPEQ** means Registered Professional Engineer of Queensland.
5. **SDAP** means State Development Assessment Provisions (Version 1.7).

PDA Development Conditions		Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	At all times
2.	Maritime Safety Queensland Notifications The applicant must notify the Regional Harbour Master, Maritime Safety Queensland in writing of the following: a) planned commencement date of the approved works. b) practical completion date of the approved works.	a) At least 2 weeks prior to commencement of the works b) No later than 2 weeks after practical completion of the works
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a site based Construction Management Plan prepared by the principal site contractor that includes but is not necessarily limited to the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of construction traffic, which does not impact on existing on-street parking, including planned haulage routes for the delivery of materials; iii. provision for parking of construction worker vehicles; and iv. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
4.	Demolition works Undertake demolition works including the removal of existing pontoon and gangway generally as shown on the approved plans and in accordance with the requirements of the Regional Harbour Master, Maritime Safety Queensland.	Prior to commencement of use

5.	Gangway, Ramp and Mooring Piles a) Submit to EDQ Development Assessment, DILGP detailed engineering plans certified by a RPEQ for the approved works generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
6.	Outdoor Lighting Any outdoor lighting proposed on the development site must be designed and installed generally in accordance with AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i> and SDAP Module 14. <i>Maritime Safety</i> .	Prior to commencement of use
7.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use

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 ****