



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/784

15 August 2016

Economic Development Queensland
C/- Ms Tracey Hooper
Cardno
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Dear Tracey

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A STAGED OPERATIONAL WORKS (STAGE 1: FILLING AND EXCAVATION AND STAGE 2: TIDAL WORKS) AT MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 62 ON SP231794, LOT 1 ON SP224040, LOT 1202 ON SP160055 AND LOT 1302 ON SP195300

On 12 August 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*. 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 Infrastructure, Local Government and Planning website <http://www.edq.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, Hamilton	
Lot on plan description	Lot number	Plan description
	62	SP231794
	1	SP224040
	1202	SP160055
	1302	SP195300
PDA development application details		
DEV reference number	DEV2016/784	
'Properly made' date	1 July 2016	
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 (Stage 1: Filling and Excavation, and Stage 2: Tidal Works)	

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		12 August 2016	
Currency period		2 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.	Figure 1 – Site Plan Showing Borehole Locations and Extent of TRH Remediation		
2.	Detail survey beneath wharf over part of Lot 62 on SP231794, Lot 900 on SP257483, Lots 301 & 302 on SP257483, Lots 1 & 2 on SP224040, Lots 1201, 1203 & 1204 on SP160055 & Lot 1167 on SP108460	BRSS4250.000-051 Rev B	30/01/2015 (Amended in Red on 3 August 2016)

ABBREVIATIONS

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

1. **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).
2. **Council** means Brisbane City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **MSQ** means Maritime Safety 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 required by the <i>Certification Procedures Manual</i> .
3.	Prohibition of Public Access a) Submit to EDQ Development Assessment, DILGP, a plan showing the location of fencing and signage to prohibit access to the site from the public at all times. b) Erect fencing and signage in accordance with the plan submitted in part a) of this condition.	a) Prior to commencement of site works for each stage b) Prior to commencement of site works for each stage and to be maintained
4.	Traffic Management Plan 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: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc.; - ongoing monitoring, management review and certified updates (as required); - 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). a) 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
5.	Revetment Wall Stability Submit to EDQ Development Assessment, DILGP, certification from a RPEQ that: demolition works had no impact on the stability of the revetment wall and rock bank protection; or	No later than 2 weeks after practical completion for each stage

	ii. any damage caused to the existing revetment wall or rock bank protection has been rectified.	
Environment		
6.	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, 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) At all times during construction b) Prior to practical completion
7.	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 site works
Decontamination Works (Stage 1)		
8.	Decontamination Management Plan a) Submit to EDQ Development Assessment, DILGP, a Site Based Decontamination Management Plan (DMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the DMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for Stage 1 b) At all times during construction

9.	Filling and Excavation a) Carry out the earthworks/decontamination works generally in accordance with the relevant approved plan, AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i> and the relevant DEHP guidelines for the assessment and management of contaminated land. b) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) At all times during construction b) Prior to practical completion of Stage 1
Demolition Works (Stage 2)		
10.	Notification of Works The applicant must notify the Regional Harbour Master, Maritime Safety Queensland (MSQ) and EDQ Development Assessment, DILGP, in writing of the practical completion date of the approved demolition works.	No later than 2 weeks after practical completion of Stage 2
11.	Demolition Management Plan a) Submit to EDQ Development Assessment, DILGP, a Site Based Demolition Management Plan (DMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required) including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv. removal and disposal of any obstructions and debris encountered during demolition as required by the Regional Harbour Master; v. publishing of any notices required by the Regional Harbour Master; vi. supply, installation and maintenance of any navigation lights, buoys, marks or signs deemed necessary by the Regional Harbour Master, in accordance with Maritime Safety Queensland's (MSQ) requirements. b) Undertake all works generally in accordance with the DWSMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for Stage 2 b) At all times during construction

12.	Demolition Works a) Undertake demolition works in accordance with the relevant approved plan. b) 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 a) of this condition.	a) Prior to practical completion of Stage 2 b) No later than 2 weeks after practical completion of Stage 2
13.	Existing Services Any existing services encountered during demolition must be removed/relocated in accordance with the relevant asset owner's current adopted standards.	Prior to practical completion of Stage 2
14.	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 the wharf demolition identified in the survey has been removed.	a) Prior to commencement of site works for Stage 2 b) No later than 2 weeks after practical completion of Stage 2 c) No later than 2 weeks after practical completion of Stage 2

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 ****