



27 May 2025

OUR REF: A3714181
CONTACT: HALEEN SINGH
PHONE: 0436 663 174

Ms Natalia Grodek
Consultant
Urbis Pty Ltd
Level 32, 300 George Street
BRISBANE QLD 4000

Via email: ngrodek@urbis.com.au

Dear Ms Grodek,

PORT OF BRISBANE PTY LTD REFERRAL AGENCY RESPONSE RE A DEVELOPMENT APPLICATION (BRISBANE CITY COUNCIL (BCC) REF#: A006752728) FOR A MATERIAL CHANGE OF USE FOR PORT SERVICES AND OPERATIONAL WORKS (PRESCRIBED TIDAL WORKS) ASSOCIATED WITH THE CONSTRUCTION OF A MARINA AT 90A, 92B AND 92 COLMSLIE ROAD, MORNINGSIDe QUEENSLAND 4170, FORMALLY DESCRIBED AS LOTS 5 ON RP201432, 100 ON SP206549 AND 63 ON SP253841.

Further to your request of 15 May 2025, and pursuant to the requirements of the *Planning Act 2016*, the Port of Brisbane Pty Ltd (PBPL), as the managers of Brisbane Core Port Land (BCPL) neighbouring the sites described above, offers the following comments/advice for consideration in the conditioning of any Decision Notice issued by the Assessment Manager (BCC) for the aforementioned development:

Suggested Conditions:

1. The Applicant being required to always ensure that the proposed development:
 - a. is undertaken by appropriately qualified and experienced marine construction / dredging contractors who will account for the hydrodynamics of the Brisbane River;
 - b. accords with relevant legislation and appropriate Australian Standards;
 - c. will be appropriately certified and signed by a Registered Professional Engineer of Queensland (RPEQ); and
 - d. does not adversely impact upon commercial shipping within the shipping channels, berth pockets or swing basins of the Brisbane River. In this regard, the Applicant is required to:
 - i. (where relevant) uphold any / all conditions imposed on this project by:
 - the assessment manager (Brisbane City Council);
 - the Department of Transport and Main Roads (i.e. Maritime Safety Queensland's office of the Regional Harbour Master) re safe maritime navigation during construction and operations;

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- the Department of Environment, Tourism, Science and Innovation (DETSI) re the management of environmental risks during project construction and operations; and
 - Workplace Health and Safety Queensland.
- ii. provide PBPL with RPEQ-certified 'As Constructed' drawings / hydrographic surveys (in PDF and CAD (DXF/DWG) format) showing any 'before and after' alteration of the proposed works and any related dredging footprint, alterations to the riverbeds and adjoining banks, berthing arrangements, navigation markers, ship movements etc. for the proposed works / use.

As constructed drawings should be forwarded to PBPL's Spatial Data Services Officer, Mr Adam Jamison (☎07 3258 4903 / e: adam.jamison@portbris.com.au).

Hydrographic Survey Data (HSD) should be provided to PBPL's Senior Manager, Survey and Channel, Mr Aaron Willcock ((☎0421 098 172 / e: aaron.willcock@portbris.com.au), noting HSD should be forwarded in a Statistically Derived 50cm gridded resolution ASCII format and include any accompanying survey reports

2. That (where relevant) any exclusion zones, buffering and/or risk management works for the proposed development will not constrain, sterilise, or adversely impact upon PBPL's (or its customers') ability or capacity to develop and conduct business on BCPL as identified in the *Brisbane Port Land Use Plan 2020*.
3. The construction and/or operation of the proposed development is managed in such a way that adjoining areas (including BCPL) are not adversely impacted by pollution of any kind. In this regard, the Assessment Manager is encouraged to include conditions that ensure any dust, sand, noise, or dredged material etc. from the proposed development do not result in any environmental harm or nuisance for PBPL or its affiliates.
4. Any increases in traffic volumes (where relevant) associated with the proposed use are managed to ensure the safety and efficiency of surrounding transport systems and port-related businesses are not adversely impacted upon.
5. Stormwater discharge is controlled, captured, and treated to ensure impacts on the Brisbane River and within PBPL's adjoining conservation corridor are avoided, minimised and/or appropriately mitigated.

PBPL's comments should in no way be interpreted as authorisation for the erection of any other buildings or structures not mentioned in this development application (including related development applications), nor shall anything contained herein be taken to imply approval of / non-objection to any other uses of the land within areas under or adjoining the PBPL's planning jurisdiction.

Similarly, as the PBPL has not checked the structural design of the proposed works, the PBPL's conditional non-objection to the proposal should not be taken to constitute a ruling on the structural safety and adequacy of the project's design works.

Should you have any questions regarding this matter, please do not hesitate to contact me on ☎0436 663 174.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Haleen Singh'.

Haleen Singh
Planning Advisor

Cc: Ms Stephanie Honeysett – Senior Urban Planner (Planning Services, South – BCC)