



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/697/3

7 July 2017

Telstra Corporation Ltd
C/- Mr Grant Williams
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Grant

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – TELECOMMUNICATIONS FACILITY AT 5 WILLIAM STREET, BRISBANE CITY DESCRIBED AS LOT 530 ON SL7738

On 7 July 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Leila Torrens on 3828 2990

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Stone".

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Queens Wharf Brisbane	
Site address	5 William Street, Brisbane City	
Lot on plan description	Lot number	Plan description
	530	SL7738
PDA development application details		
DEV reference number	DEV2015/697/3	
'Properly made' date	22 June 2017	
Type of application	<input type="checkbox"/> New development involving:- <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Change to PDA Development Approval	

PDA development approval details

Decision of the MEDQ	<p>The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice:</p> <ul style="list-style-type: none">• Security fencing to be provided around both the monopole and equipment shelter to prevent public access;• The equipment shelter is relocated from the high side of the slope to the low side for improved access.
Original Decision date	29 February 2016
Change to approval date	7 July 2017
Currency period	4 years from original Decision Date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Layout, prepared by Kordia	Q100206 S1, Issue 9	07.04.17
2.	Site Setout, prepared by Kordia	Q100206 S1-1, Issued 2	07.04.17
3.	North Eastern Elevation, prepared by Kordia	Q100206 S3, Issue 12	07.04.17
4.	Landscape Concept Plan, prepared by Urbis	ND 1452, LA01, Rev B	17.12.15 (Amended in Red on 7 July 2017)

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Complete all building work Complete all building work associated with this development approval work required by any of the conditions included in the Conditions Package. Such building (including demolition) work is to be carried out generally in accordance with the approved drawing(s) and documents.	Prior to commencement of use
4.	Removal of existing telecommunications facility The applicant must remove the existing telecommunications monopole and all associated structures from the site.	Within 3 months of commencement of use
Engineering		
5.	Construction Management Plan a) The principal site contractor must prepare a Site Based Construction Management Plan (CMP), , that manages but is not necessarily limited to the following: <ul style="list-style-type: none"> 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. traffic in the vicinity of the site during and outside 	a) Prior to commencement of site works

	<p>of construction work hours;</p> <p>v. parking for workers and materials delivery during and outside of construction hours of work</p> <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
6.	<p>Stormwater connection</p> <p>Connect the development to a lawful point of discharge in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use</p>
7.	<p>Public infrastructure - Damage, repairs and relocation</p> <p>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.</p>	<p>Prior to commencement of use</p>
Landscape and Environment		
8.	<p>Landscape works</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Telstra – Alice Street RT, Landscape Concept Plan, prepared by Urbis, drawing number ND 1452, LA01, Rev B, dated 17.12.15 (Amended in Red on 7th July 2017) <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p>
9.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> Prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and Certified by a suitably qualified professional in soils and/or erosion sediment control. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>

10.	Erosion and Sediment Management a) Prepare detailed erosion and sediment control plans, certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the approved preliminary plans and Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) Implement the certified erosion and sediment control plans required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
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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 ****