



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/931

12 June 2018

Telstra Corporation Limited
c/- Ms Caitlin Spencer
Senior Planning Consultant
Service Stream Mobile Communications
PO Box 510
LUTWYCHE QLD 4030

Dear Caitlin

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY AT NEW BEITH ROAD, NEW BEITH DESCRIBED AS LOT 1 ON SP250186

On 11 June 2018 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 website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3452 7406.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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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)	Greater Flagstone	
Site address	New Beith Road, New Beith	
Lot on plan description	Lot number	Plan description
	1	SP250186
PDA development application details		
DEV reference number	DEV2018/931	
'Properly made' date	18 April 2018	
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	Telecommunications Facility	

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		11 June 2018	
Currency period		6 years	
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.	Site access and locality plan	Q114922 S1, Issue 1	8/03/18
2.	Site layout	Q114922 S1-1, Issue 1	8/03/18
3.	Antenna layout	Q114922 S1-2, Issue 1	8/03/18
4.	South elevation	Q114922 S3, Issue 1	8/03/18
5.	Antenna configuration table	Q114922 S3-1, Issue 1	8/03/18
6.	Site tenure plan	Q114922 G-1, Issue 1	8/03/18

ABBREVIATIONS

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

1. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawing(s) and/or documents.	Prior to commencement of use
2	Maintain the approved development Maintain the approved development (including vehicular access tracks and other external spaces) in accordance with the approved drawing(s) and or/documents, and any other approval required by the conditions.	To be maintained

3	Colour Treatment The tower and equipment shelter are to be treated to reduce glare and reflectivity and be of a consistent colour scheme appropriate for a future urban centre.	Prior to the commencement of use and to be maintained
4	Vegetation Clearing Works – General a) Submit to EDQ Development Assessment, DSDMIP a plan prepared by an ecologist showing the extent of clearing necessary for the development generally in accordance with the intended clearing shown on Site Access and Locality Plan, Drawing No. Q114922, Sheet No.S1, issue 1, dated 08.03.18. b) Undertake clearing in accordance with the clearing plan required by part a) of this condition. c) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the clearing plan required by part a) of this condition d) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) Prior to any clearing on the site b) As indicated c) At all times during vegetation clearing d) Within 3 months of completion of clearing
5	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with parts a) and b) of this condition of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
6	Vegetation Management Unless otherwise agreed by EDQ Development Assessment, DSDMIP, cleared vegetation shall be processed through an on- or off-site wood-chipper and disposed of as firewood or landscape mulch or otherwise reused/relocated for future use.	At all times

7	Tree Protection Fencing Install tree protection fencing on any tree that is to be retained and impacted by the clearing: All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>.	Prior to the commencement of clearing and to be maintained until clearing has been completed
8	Vegetation Clearing Offsets a) Submit to EDQ Development Assessment, DSDMIP a detailed plan, endorsed by a qualified arborist (AQF Level 5), showing the extent of Medium Value Bushland Habitat and Medium Value Rehabilitation Habitat proposed to be cleared. b) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012: c) Submit to EDQ Development Assessment, DSDMIP a planting plan certified by a qualified arborist (AQF Level 5) showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated July 2012. d) Undertake compensatory planting in accordance with c) of this condition. e) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) that the compensatory planting has been undertaken in accordance with c) of this condition.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Prior to commencement of vegetation clearing d) Within 3 months of commencement of vegetation clearing e) Within 12 months of commencement of vegetation clearing
9	Fencing Ensure fauna exclusion fencing is located and installed in a manner that does not lead to the harm of fauna.	Prior to the commencement of use and to be maintained

	<i>Note: Refer to the exclusion fencing information provided in 'Koala Safety Fencing and Measures Guideline: A Guideline for the draft South East Queensland Koala Conservation State Planning Regulatory Provisions' (December 2009).</i>	
10	Water Storage Tanks Any excavation, filling/backfilling/compaction, retaining structures, batters and other works involving ground disturbance must not encroach upon or de-stabilise the water storage tank, or cause similar adverse impacts.	At all times

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 ****