



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

Our ref: DEV2019/1088

21 April 2020

Telstra Corporation
C/- Aurecon Australasia Pty Ltd
Att: Mr Max Peel
Locked Bag 331
BRISBANE QLD 4001

Dear Max

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – UTILITY INSTALLATION (TELECOMMUNICATIONS FACILITY) AT 545 ROGHAN ROAD, FITZGIBBON DESCRIBED AS LOT 999 ON SP242271.

On 21 April 2020 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466

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)	Fitzgibbon	
Site address	545 Roghan Road, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	Lot 999	SP242271
PDA development application details		
DEV reference number	DEV2019/1088	
'Properly made' date	27 November 2019	
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	Utility Installation - Telecommunication 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		21 April 2020	
Currency period		6 years from the 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.	Site Access and Locality Plan prepared by Telstra	Q114416 Issue 3	27/09/2019
2.	Site Layout prepared by Telstra	Q114416 Issue 3	27/09/2019
3.	North East Elevation prepared by Telstra	Q114416 Issue 3	27/09/2019
4.	Antenna Configuration Table prepared by Telstra	Q114416 Issue 3	27/09/2019

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 Submit to the MEDQ confirmation of colour scheme to be used for the tower and equipment shelter that is appropriate for its location.	Prior to the commencement of use and to be maintained

5	Tower Operations (Health) The facility must comply with the ACMA mandatory standard, for human exposure to electromagnetic energy (EME) – which is currently the <i>Radio-communications (Electromagnetic Radiation – Human Exposure) Standard 2014</i> . The facility must operate in accordance with the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) EME Report issued by Telstra dated 04/09/2018 (ref NAD v1.0.91030.29503) and consequently comply with the ACMA mandated EME exposure limit.	At all times
6	Plant and Equipment Certification Following the installation of all mechanical plant and equipment, submit certification that the plant and equipment is adequately noise-attenuated in accordance with Brisbane City Council's Noise Impact Assessment Planning Scheme Policy.	Prior to commencement of use
7	Fencing and Signage Construct fencing for the perimeter of the facility with a minimum 1.8 metre high mesh security fence being of a dark colour. The facility is to be signed with appropriate hazard and warning signs.	Prior to commencement of use
8	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. Where alterations to existing infrastructure are required, submit "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.	As required.
9	Maintenance Vehicle Maintenance vehicles which attend the site must be able to enter and exit the site in the forward gear and park within the existing car parking spaces.	At all times

10	Landscaping – Compliance assessment a) Submit to EDQ Development Assessment for compliance assessment a survey, undertaken by a suitably qualified professional, of the trees to be removed to facilitate the development. The survey is to include: I. Trees species; II. Location of individual trees identified on a plan; III. Condition of tree IV. Method of removal; b) Undertake vegetation removal in accordance with Part a) above. c) Submit to the EDQ Development Assessment for compliance assessment, a landscape plan, prepared by an AILA, demonstrating how landscaping will be re-instated post construction of the tower. The plan is to include the following: I. Schedule of plants to be used; II. Planting is to ensure that the facility is appropriately screened from the users of the adjacent carpark and community centre; III. Proposed maintenance schedule of landscaping. d) Undertake the works in accordance with Part c) above.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of site works d) Prior to commencement of use
12	Erosion and Sediment Control a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare 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, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control,	a) At all times b) Prior to commencement of works

	dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).	
	c) Implement and maintain the ESC Management Plan on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydromulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site for inspection during these works	c) While site works are occurring

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 ****