DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-WAR-4922
Moreton Bay ref: DA/2025/2918

30 October 2026

Amplitel Pty Ltd
c/- CPS Technology & Infrastructure Pty Ltd
Level 17, Suite 4
215 Adelaide Street
BRISBANE QLD 4000

Dear Applicant

PDA Decision Notice
Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	**Waraba PDA**
PDA Development Type:	**Development Permit for a Material Change of Use – Telecommunications Facility**
Property Location:	**569-605 Old North Road, Corymbia**
Property Description:	**Lot 1 RP 197793**

On 30 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely

Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: City of Moreton Bay

1 William Street Brisbane
GPO Box 2202 Brisbane
Queensland 4001 Australia
Telephone +61 7 3452 7880
Email contact@edq.qld.gov.au
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba PDA	
Site address	569-605 Old North Road, Corymbia	
Lot on plan description	Lot number	Plan description
	Lot 1	RP197793

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-4922
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Material Change of Use – Development Permit for Telecommunications Facility
Decision	EDQ 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	30 October 2026
Currency Period	6 years from the Decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Site Layout and Access	QLD100545 Sheet No. S1	CPS Technology & Infrastructure	19/03/2026
2.	Site Setout Plan	QLD100545 Sheet No. S1-1	CPS Technology & Infrastructure	19/03/2026

3.	Antenna Layout – Sheet 1 of 2	QLD100545 Sheet No. S1-2	CPS Technology & Infrastructure	19/03/2026
4.	North East Elevation	QLD100545 Sheet No. S3	CPS Technology & Infrastructure	19/03/2026
5.	Aerial Photo Locality Plan	QLD100545 Sheet No. S7	CPS Technology & Infrastructure	19/03/2026
6.	Lease Survey Plan	QLD100545 Sheet No. G1	CPS Technology & Infrastructure	19/03/2026
7.	Lease Site Detail	QLD100545 Sheet No. G2	CPS Technology & Infrastructure	19/03/2026
8.	Site Earthing Plan	QLD100545 Sheet No. G4	CPS Technology & Infrastructure	19/03/2026
9.	Site Earth Works – Sheet 1	QLD100545 Sheet No. G6	CPS Technology & Infrastructure	19/03/2026
10.	Site Earth Works – Sheet 2	QLD100545 Sheet No. G6-1	CPS Technology & Infrastructure	19/03/2026
11.	Preliminary Development Layout Plan – Current Scenario	4137-C01 Revision A	Contour	23/06/2026
12.	Preliminary Earthworks Layout and Sections Plan	4137-C03 Revision A	Contour	23/06/2026
13.	Vegetation Management Plan	S525006_VMP_001 – Issue B	s5 Environmental	28/04/2026
14.	Vegetation Management Plan – Notes Sheet 1 of 4	S525006_VMP_002 – Issue B	s5 Environmental	28/04/2026
15.	Vegetation Management Plan – Notes Sheet 2 of 4	S525006_VMP_003 – Issue B	s5 Environmental	28/04/2026
16.	Vegetation Management Plan – Notes Sheet 3 of 4	S525006_VMP_004 – Issue B	s5 Environmental	28/04/2026
17.	Vegetation Management Plan – Notes Sheet 4 of 4	S525006_VMP_005 – Issue B	s5 Environmental	28/04/2026
18.	Vegetation Management Plan – Schedule Sheet 1 of 2	S525006_VMP_006 – Issue B	s5 Environmental	28/04/2026
19.	Vegetation Management Plan – Schedule Sheet 2 of 2	S525006_VMP_007 – Issue B	s5 Environmental	28/04/2026
20.	Bushfire Hazard Assessment and Management Plan	S525006_BHAMP_v1.1	s5 Environmental	08/05/2026

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

   i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule[1] (as amended from time to time).

   ii) submit to EDQ a duly completed Compliance Assessment form[2].

   iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

   i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

   ii) **within 20 business days** – MEDQ assesses the documentation and:
      1. if satisfied, endorses the documentation; or
      2. if not satisfied, notifies the Applicant accordingly.

   iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

   iv) **within 20 business days** – EDQ assesses the revised documentation and:
      1. if satisfied, endorses the revised documentation; or
      2. if not satisfied, notifies the applicant accordingly.

   v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

[2] The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways: a) For conditions requiring Compliance Assessment submit via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process, submit via the CPM Digital Submission system c) For all other conditions requiring the submission of material, submit via prepostconstruction@edq.qld.gov.au

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.	Prior to commencement of use
2.	**Maintain the Approved Development** Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	**Hours of Work – Construction** Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	**Construction Management Plan** a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures;	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
	iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of employee parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work to be endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
5.	**Erosion and Sediment Management** a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
6.	**Public Infrastructure (Damage, Repairs and Relocation)**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. *NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.*	a) Prior to commencement of use b) Prior to commencement of use
7.	**Earthworks** a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with the following items i & ii, and, and to include items iii to ix: i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments* and ii) Generally in accordance with the approved Site Earth Works – Sheet 1 Drawing G6 Issue 1 dated 19/03/2026, and the Approved Site Earth Works – Sheet 2 Drawing G6-1 Issue 1 dated 19/03/2026. iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by the erosion and sediment management condition; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and	a) Prior to commencing earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
8.	**Stormwater Management** Provide and maintain an on-site stormwater solution in accordance with an RPEQ signed stormwater management plan to ensure no worsening to adjacent properties, and no ponding of stormwater.	Prior to commencement of use
9.	**Vegetation Management** a) Carry out vegetation management generally in accordance with the Approved Vegetation Management Plan. b) Submit to EDQ evidence that vegetation management has been carried out in accordance with part a) of this condition. c) Maintain the required Asset Protection Zone	a) Prior to commencement of use b) Prior to commencement of use c) At all times following commencement of use
10.	**Bushfire Management** a) Carry out vegetation management generally in accordance with the Approved Bushfire Management Plan. b) Submit to EDQ evidence that vegetation management has been carried out in accordance with part a) of this condition. **c)** Maintain the required Asset Protection Zone	a) Prior to commencement of use b) Prior to commencement of use c) At all times following commencement of use
11.	**Vehicle Access** a) Construct the vehicle crossover:	a) Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
	a. located generally in accordance with the approved plans; and b. designed generally in accordance with Council's adopted standards for a 5m wide concrete driveway crossover as shown on the Approved Preliminary Development Layout Plan – Current Scenario 4137-C01 Revision. A and dated 23/06/2026. c. provide signage and pavement marking to ensure the driveway crossover operates as a left-in and left-out access in accordance with an RPEQ signed functional layout plan. b) Occasional large vehicle access is to be managed in accordance with a traffic management plan prepared by an RPEQ or TMD.	b) To be maintained
12.	**Easements** Unless otherwise secured, provide an easement, at no cost to the grantor, over the telecommunications facility and all associated works and areas required for its operation, access and maintenance, including the telecommunications tower, equipment, driveways and vehicle manoeuvring areas. The terms and extent of the easement are to be to the satisfaction of the landowner and are to provide for the ongoing operation, access, maintenance, repair and replacement of the telecommunications facility and associated works by the owner or operator of the facility.	Prior to commencement of use

STANDARD ADVICE

- Please note that 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 ****