



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/696

19 November 2015

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

Dear Grant

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A STAGED UTILITY INSTALLATION (TELECOMMUNICATIONS FACILITIES) AT 574 GREGORY TERRACE, BOWEN HILLS DESCRIBED AS LOT 703 ON SP238193

On 18 November 2015 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 can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.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 Gerard McCafferty on 3452 7424.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	574 Gregory Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	703	SP238193
PDA development application details		
DEV reference number	DEV2015/696	
'Properly made' date	31 July 2015	
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	Staged utility instillation (telecommunications facilities) <u>Stage 1:</u> ▪ One (1) 2.5m long panel antenna (Argus RVVPX310B2) mounted within an existing turret (at the rear of the roof-form) at the 17.7m level of the Ernest Baynes Stand of Show Ring No 1; ▪ One (1) 2.5m long panel antenna (Argus RVVPX310B2) mounted on the north-eastern corner of the Royal International Convention Centre building at the 12m level; and ▪ One (1) x prefabricated ICS Type 3.2 equipment shelter	

	located on ground level adjacent to the north eastern corner of the Royal International Convention Centre. <u>Stage 2:</u> - One (1) 2.5m long panel antenna (Argus RVVPPX310B2), at the 25m level of the south-east corner of the RNA Showground Main Arena; <u>Stage 3:</u> - Two (2) 2.5m long panel antenna (Argus RVVPX310B2) mounted on the north-eastern corner of the Royal International Convention Centre building at the 12m level; and - One (1) 2.5m long panel antenna (Argus RVVPX310B2) mounted within an existing turret (at the rear of the roof-form) at the 17.7m level of the Ernest Baynes Stand of Show Ring No 1; and <u>Stage 4:</u> - One (1) 2.5m long panel antenna (Argus RVVPPX310B2) at the 25m level of the south-east corner of the RNA Showground Main Arena. Ancillary works for mounting methods, cable trays, new cabling, safe access, earthing, electrical and air-conditioning works at the proposed telecommunications facility. Note: delivery of the above stages is not required to occur in a sequential order.
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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	18 November 2015
Currency period	4 years from 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 Layout and Access	Q111999 S1 Issue 2	1.07.14
2.	Site Setout – RICC Building	Q111999 S1-1 Issue 2	1.07.14
3.	Site Setout – Ernest Baynes Stand	Q111999 S1-2 Issue 1	20.05.14
4.	Sector 1 – East Elevation	Q111999 S3 Issue 2	1.07.14
5.	Sector 2 – North Elevation	Q111999 S3-1 Issue 2	1.07.14
6.	Antenna Configuration Table	Q111999 S3-2 Issue 1	20.05.14
7.	Site Access and Locality Plan – Sector 1 Modifications	Q101245 S1-5 Issue 1	17.06.15
8.	Site & Antenna Layout - Sector 1 Modifications	Q101245 S1-6 Issue 1	17.06.16
9.	South East Elevation Sector 1	Q101245 S3-2 Issue 1	17.06.15
10.	Antenna Configuration Table Sector 1 Modifications	Q101245 S3-3 issue 1	17.06.15

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 for the relevant stage

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.

In accordance with the Economic Development Queensland Infrastructure Funding Framework July 2015, no infrastructure charges are applicable to the approved development.

**** End of Package ****