

Our ref: DEV2015/697

1 March 2016

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 – TELECOMMUNICATIONS FACILITY AT 5 WILLIAM STREET, BRISBANE CITY DESCRIBED AS LOT 530 ON SL7738

On 29 February 2016, 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*. 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 of Infrastructure, Local Government and Planning website <http://www.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 Tom Barker on 3452 7440.

Yours sincerely



Beatriz Gomez
Director, EDQ Development Assessment

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 |
| | Lot 530 | SL7738 |
| PDA development application details | | |
| DEV reference number | DEV2015/697 | |
| 'Properly made' date | 4 August 2015 | |
| Type of application | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval | |
| Description of proposal applied for | Material Change of Use – 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 | 29 February 2016 |
| 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 | Date |
|------------------------------|--|----------------------------------|---|
| 1. | Locality Plan, prepared by Kordia | Q100206, Sheet No. S1, Issue 8 | 30.06.15 |
| 2. | Site Setout, prepared by Kordia | Q100206, Sheet No. S1-1, Issue 1 | 30.06.15 |
| 3. | Antenna Layout, prepared by Kordia | Q100206, Sheet No. S1-2, Issue 1 | 30.06.15 |
| 4. | North West Elevation, prepared by Kordia | Q100206, Sheet No. S3, Issue 11 | 30.06.15 |
| 5. | Telstra – Alice Street RT, Landscape Concept Plan, prepared by Urbis | ND 1452, LA01, Rev B | 17.12.15 (Amended in Red on 17 February 2016) |

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 17 February 2016) <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> <ul style="list-style-type: none"> i. Prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. 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> |

