PUBLIC NOTIFICATION



Approval Sought: Material Change of Use

Proposed Development: Telecommunications Facility

Where: 50 Nagle Drive, Norman Gardens

Lot Description: Lot 1 on RP602872

Application Reference: D/82-2023

Make a submission from:

25 January 2024 to 16 February 2024

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

Click here to view the 'Guide to public notification of development and change applications'

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 - APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ventia
Contact name (only applicable for companies)	Benjamin Cross
Postal address (P.O. Box or street address)	1-31 Commercial Drive
Suburb	Shailer Park
State	QLD
Postcode	4128
Country	Australia
Contact number	0424874407
Email address (non-mandatory)	Benjamin.cross@ventia.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	Norman Gardens

2) Owner's consent
2.1) Is written consent of the owner required for this development application?



PART 2 - LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>									
3.1) Street address and lot on plan									
☐ Str	 Street address AND lot on plan (all lots must be listed), or Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). 								
	Unit No.	Stree	t No.	Stree	t Name and	Туре			Suburb
-\		50		Nagle	e Drive				Norman Gardens
a)	Postcode	Lot N	0.	Plan	Type and Nu	ımber ((e.g. RF	P, SP)	Local Government Area(s)
	4701	1		RP60)2872				Rockhampton Regional Council
	Unit No.	Stree	t No.	Stree	t Name and	Туре			Suburb
L									
b)	Postcode	Lot N	0.	Plan	Type and Nu	ımber ((e.g. RF	P, SP)	Local Government Area(s)
Note: P	g. channel dred lace each set c	dging in I of coordir	Moreton E nates in a	Bay) separat	e row.		note area	as, over part of a	a lot or in water not adjoining or adjacent to land
		premis			de and latitud				
Longit	ude(s)		Latitud	de(s)		Datur			Local Government Area(s) (if applicable)
				│					
							ther:		
□ Co	ordinates of	premis	es by e	asting	and northing	_	uici.		
Eastin		Ī	ning(s)		Zone Ref.	Datur	m		Local Government Area(s) (if applicable)
	9(-)	11011	9(5)		□ 54		GS84		2000. 0010o
					☐ 55		DA94		
					<u></u> 56	□ O¹	ther:		
3.3) Ad	dditional pre	mises							
								on and the de	etails of these premises have been
		chedule	e to this	devel	opment appli	cation			
⊠ No	t required								
1) Ider	ntify any of t	he follo	wing th	at ann	ly to the pren	nicae a	nd pro	vide any rele	vant details
					itercourse or				vant details
	of water boo		•			iii Oi a		iii aquiici	
		-			nsport Infras	tructur	o Act 1	1004	
	plan descrip				•	structur	C ACI I	334	
	of port auth		_	•	iana.				
	a tidal area	Officy 10	1116 101	•					
		ernmer	nt for the	e tidal	area (if applica	ahla):			
ŀ	of port auth					adi c).			
	•			•		cturing	and D	isposal) Act 2	2008
	of airport	unuel	uie Ail	JUIT AS	isois (Nosilu	ciuing		isposai) Act 2	

Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994			
EMR site identification:				
Listed on the Contaminated Land Register (CLR) unde	r the Environmental Protection Act 1994			
CLR site identification:				
5) Are there any existing easements over the premises? Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see <u>DA Forms Guide</u> .				
 Yes – All easement locations, types and dimensions are included in plans submitted with this development application No 				

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the	e first development aspect		
a) What is the type of develo	ppment? (tick only one box)		
Material change of use	Reconfiguring a lot	Operational work	Building work
b) What is the approval type	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	includes a variation approval
c) What is the level of asses	sment?		
Code assessment		es public notification)	
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apart	ment building defined as multi-unit dw	velling, reconfiguration of 1 lot into 3
Telecommunications Facility			
e) Relevant plans Note: Relevant plans are required a Relevant plans.	to be submitted for all aspects of this o	development application. For further in	nformation, see <u>DA Forms guide:</u>
Relevant plans of the pro	posed development are attach	ned to the development applica	ation
6.2) Provide details about the	e second development aspect		
a) What is the type of develo	ppment? (tick only one box)		
☐ Material change of use	Reconfiguring a lot	Operational work	Building work
b) What is the approval type	? (tick only one box)		
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that	includes a variation approval
c) What is the level of asses	sment?		
Code assessment	Impact assessment (requir	es public notification)	
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apart	ment building defined as multi-unit dw	velling, reconfiguration of 1 lot into 3
e) Relevant plans Note: Relevant plans are required to Relevant plans.	o be submitted for all aspects of this d	evelopment application. For further in	formation, see <u>DA Forms Guide:</u>
Relevant plans of the pro	posed development are attach	ned to the development applica	ation
6.3) Additional aspects of de	velopment		
	elopment are relevant to this conder Part 3 Section 1 of this fo		

Section 2 – Further develo	opment ae	etalis					
7) Does the proposed develo	pment appli	ication invol	lve any of the follo	wing?			
Material change of use	🛛 Yes -	- complete	division 1 if assess	sable agains	t a local	planning instru	ıment
Reconfiguring a lot	Yes -	Yes – complete division 2					
Operational work	Yes -	- complete division 3					
Building work	Yes -	- complete	DA Form 2 – Build	ling work de	tails		
Division 1 — Material change Note: This division is only required to local planning instrument. 8.1) Describe the proposed n	be completed i		e development applica	tion involves a	material ch	ange of use asse	ssable against a
Provide a general description proposed use		Provide th	ne planning schem th definition in a new ro			er of dwelling applicable)	Gross floor area (m²) (if applicable)
Telecommunications Facility		Telecomn	nunications Facility	/	0		60
8.2) Does the proposed use i	involve the i	use of existi	ng buildings on the	e premises?			
Yes							
⊠ No							
Division 2 – Reconfiguring a							
Note: This division is only required to b					configuring	a lot.	
9.1) What is the total number	or existing	iots making	up the premises?				
9.2) What is the nature of the	lot reception	uration? //	ak all applicable bayes				
	iot reconnig	guration: (iii			, ogroom	ont (commission 1	411
Subdivision (complete 10))				•		ent (complete 1	**
Boundary realignment (co.	mplete 12))		Creating or chefrom a constru				s to a lot
				(, , , , , , , , , , , , , , , , , , ,	-//	
10) Subdivision							
10.1) For this development, h	now many lo	ots are being	g created and wha	t is the inten	ded use	of those lots:	
Intended use of lots created	Reside		Commercial	Industrial		Other, please	e specify:
					-	, ,	-17
Number of lots created							
10.2) Will the subdivision be	staged?						
Yes – provide additional of		V					
No	icians below	V					
How many stages will the wo	rks include?	?					
What stage(s) will this develo							
apply to?							

11) Dividing land int parts?	o parts b	y ag	reement – how	/ mar	ny parts	s are being o	created and wha	t is the intended use of the	
Intended use of par	Intended use of parts created		Residential		Commercial		Industrial	Other, please specify:	
Number of parts cre	atod								
Number of parts cre	aicu								
12) Boundary realig	nment								
12.1) What are the				for e	ach lot	comprising			
	Curre						Proposed lot		
Lot on plan descript	ion	Are	ea (m²)			Lot on plan	description	Area (m²)	
12.2) What is the re	ason for	the	boundary reali	anme	nt?				
,				,					
13) What are the di				exist	ting ea	sements bei	ng changed and	I/or any proposed easement?	
Existing or	Width (r	m)	Length (m)			f the easeme	ent? (e.g.	Identify the land/lot(s)	
proposed?				peae	strian ad	ccess)		benefitted by the easement	
Division 3 – Operati									
Note : This division is only 1 14.1) What is the na					e develo _l	pment applicati	on involves operatio	onal work.	
☐ Road work					mwate	er	☐ Water in	nfrastructure	
Drainage work				-	hworks	S		infrastructure	
Landscaping	.,			Sigr	nage		☐ Clearing	yvegetation	
Other – please s		noc	coccary to facili	tata t	ho cro	ation of now	loto? (a.g. aubdivi	isian	
Yes – specify nu			_	lale	ne cre	alion of new	10ts ! (e.g. subaivi	sion)	
□ No		1000	1010.						
14.3) What is the m	onetary \	/alue	e of the propos	ed op	eration	nal work? (in	clude GST, materia	ls and labour)	
\$									
	-00k41	- N 1	T N40 N10 O	- -		A II . O			
PART 4 – ASSI	=55IVII	ΕIN	I MANAG	EK	ושט	AILS			
15) Identify the asse	essment	man	ager(s) who w	ill be	assess	sing th <u>is dev</u>	elopment applic	ation	
15) Identify the assessment manager(s) who will be assessing this development application Rockhampton Regional Council									
	16) Has the local government agreed to apply a superseded planning scheme for this development application?								
Yes – a copy of						•	• •		
The local govern	ment is t	ake	n to have agree	ed to	the su	perseded pla	anning scheme ı	request – relevant documents	
⊠ No									

PART 5 - REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017.
No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the Chief Executive of the Planning Act 2016:
☐ Clearing native vegetation
Contaminated land (unexploded ordnance)
Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)
☐ Fisheries – aquaculture
Fisheries – declared fish habitat area
Fisheries – marine plants
Fisheries – waterway barrier works
Hazardous chemical facilities
Heritage places – Queensland heritage place (on or near a Queensland heritage place)
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
Infrastructure-related referrals – near a state-controlled road intersection
Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
Koala habitat in SEQ region – key resource areas
Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
Ports – Brisbane core port land – environmentally relevant activity (ERA)
Ports – Brisbane core port land – tidal works or work in a coastal management district
Ports – Brisbane core port land – hazardous chemical facility
Ports – Brisbane core port land – taking or interfering with water
Ports – Brisbane core port land – referable dams
Ports – Brisbane core port land – fisheries
Ports – Land within Port of Brisbane's port limits (below high-water mark)
SEQ development area
SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
SEQ regional landscape and rural production area or SEQ rural living area – community activity
SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
SEQ regional landscape and rural production area or SEQ rural living area – urban activity
SEQ regional landscape and rural production area or SEQ rural living area – combined use
Tidal works or works in a coastal management district
Reconfiguring a lot in a coastal management district or for a canal
Erosion prone area in a coastal management district
Urban design
Water-related development – taking or interfering with water
Water-related development – removing quarry material (from a watercourse or lake)
Water-related development – referable dams
Water-related development –levees (category 3 levees only)
Wetland protection area
Matters requiring referral to the local government:
Airport land
Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

☐ Heritage places – Local heritage places				
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: Infrastructure-related referrals – Electricity infrastructure				
Matters requiring referral to:				
The Chief Executive of the holder of the licence, if	not an individual			
The holder of the licence, if the holder of the licence	is an individual			
Infrastructure-related referrals – Oil and gas infrastructure	ure			
Matters requiring referral to the Brisbane City Council : ☐ Ports − Brisbane core port land				
Matters requiring referral to the Minister responsible for	administering the <i>Transport Ir</i>	nfrastructure Act 1994:		
☐ Ports – Brisbane core port land (where inconsistent with the	Brisbane port LUP for transport reasons,			
☐ Ports – Strategic port land				
Matters requiring referral to the relevant port operator , if Ports – Land within Port of Brisbane's port limits (below				
Matters requiring referral to the Chief Executive of the re	levant port authority:			
Ports – Land within limits of another port (below high-wate	-			
Matters requiring referral to the Gold Coast Waterways A Tidal works or work in a coastal management district (iii	•			
<u> </u>				
Matters requiring referral to the Queensland Fire and Em Tidal works or work in a coastal management district (in		perths))		
18) Has any referral agency provided a referral response f				
Yes – referral response(s) received and listed below arNo	e attached to this development a	application		
Referral requirement	Referral agency	Date of referral response		
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).				
PART 6 – INFORMATION REQUEST				
19) Information request under Part 3 of the DA Rules				
$\ \ \square$ I agree to receive an information request if determined	necessary for this development	application		
$\hfill \square$ I do not agree to accept an information request for this				
Note: By not agreeing to accept an information request I, the applicant, a	<u> </u>			
that this development application will be assessed and decided base application and the assessment manager and any referral agencie. Rules to accept any additional information provided by the application.	s relevant to the development application	are not obligated under the DA		

Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the <u>DA Forms Guide</u>.

parties

PART 7 – FURTHER DETAILS

	development applications or co					
Yes – provide details below or include details in a schedule to this development application						
⊠ No						
List of approval/development application references	Reference number	Date	Assessment manager			
☐ Approval						
Development application						
☐ Approval						
Development application						
21) Has the portable long ser operational work)	vice leave levy been paid? (onl	y applicable to development ap	oplications involving building work or			
☐ Yes – a copy of the receip	ted QLeave form is attached to	this development applic	cation			
	rovide evidence that the portab					
	ides the development application and the					
	val only if I provide evidence th ng and construction work is les					
	-		,			
Amount paid	Date paid (dd/mm/yy)	QLeave levy	y number (A, B or E)			
\$						
00) la thia dan la mantana li						
notice?	cation in response to a show ca	ause notice or required a	s a result of an enforcement			
☐ Yes – show cause or enfor	cement notice is attached					
⊠ No						
23) Further legislative require	ments					
Environmentally relevant ac	ctivities _					
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?						
	nent (form ESR/2015/1791) for					
•	ment application, and details a	• •	<u> </u>			
⊠ No						
	tal authority can be found by searching to operate. See <u>www.business.qld.gov</u>		n term at <u>www.qld.gov.au</u> . An ERA			
Proposed ERA number:		Proposed ERA threshold	l:			
Proposed ERA name:						
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.						
Hazardous chemical facilitie	<u>es</u>					
23.2) Is this development application for a hazardous chemical facility?						
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development						
			is attached to this development			
Yes – Form 69: Notification			is attached to this development			
☐ Yes – Form 69: Notification application ☐ No		f schedule 15 threshold	is attached to this development			

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
☐ Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination)
Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i> ?
 Yes − I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No
Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
Yes – the development application involves premises in the koala habitat area in the koala priority area
Yes – the development application involves premises in the koala habitat area outside the koala priority area
No Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.
Water resources
Water resources 23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes − the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development ☐ No
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes − the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development ☐ No
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? □ Yes − the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development □ No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information. DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves: • Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 • Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes − the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development ☐ No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information. DA templates are available from https://planning.dsdmip.qld.gov.au/ . If the development application involves: Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking overland flow water: complete DA Form 1 Template 3.
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000? Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information. DA templates are available from https://planning.dsdmip.qld.gov.au . If the development application involves: Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. Waterway barrier works
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000? Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.gld.gov.au for further information. DA templates are available from https://planning.dsdmip.gld.gov.au . If the development application involves: Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. Waterway barrier works 23.7) Does this application involve waterway barrier works? Yes – the relevant template is completed and attached to this development application
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000? Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information. DA templates are available from https://planning.dsdmip.qld.gov.au . If the development application involves: Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. Waterway barrier works 23.7) Does this application involve waterway barrier works?
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Quarry materials from a watercourse or lake	
23.9) Does this development application involve the removal of quarry materials from a under the <i>Water Act 2000?</i>	watercourse or lake
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to c☒ No	ommencing development
Note : Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.businformation.	ness.qld.gov.au for further
Quarry materials from land under tidal waters	
23.10) Does this development application involve the removal of quarry materials from l under the <i>Coastal Protection and Management Act 1995?</i>	and under tidal water
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to c☒ No	ommencing development
Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.	
Referable dams	
23.11) Does this development application involve a referable dam required to be failure in section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?	npact assessed under
Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive adm Supply Act is attached to this development application	ninistering the Water
No Note: See guidance materials at www.dnrme.qld.gov.au for further information.	
<u>Tidal work or development within a coastal management district</u>	
23.12) Does this development application involve tidal work or development in a coasta	I management district?
 Yes – the following is included with this development application: □ Evidence the proposal meets the code for assessable development that is prescrif application involves prescribed tidal work) 	ibed tidal work (only required
A certificate of title	
⊠ No	
Note: See guidance materials at www.des.qld.gov.au for further information.	
Queensland and local heritage places	
23.13) Does this development application propose development on or adjoining a place en heritage register or on a place entered in a local government's Local Heritage Register?	
☐ Yes – details of the heritage place are provided in the table below☐ No	
Note: See guidance materials at www.des.gld.gov.au for information requirements regarding development of Que	eensland heritage places.
Name of the heritage place: Place ID:	
<u>Brothels</u>	
23.14) Does this development application involve a material change of use for a brothel	?
Yes – this development application demonstrates how the proposal meets the code for application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>	a development
⊠ No	
Decision under section 62 of the Transport Infrastructure Act 1994	
23.15) Does this development application involve new or changed access to a state-control	olled road?
Yes – this application will be taken to be an application for a decision under section 62 of <i>Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastru</i> satisfied)	
⊠ No ′	

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
No No
Note : See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 - CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral	_
requirement(s) in question 17	⊠ Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2</u> –	Yes
<u>Building work details</u> have been completed and attached to this development application	Not applicable
Supporting information addressing any applicable assessment benchmarks is with the	
development application	
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report	⊠ Yes
and any technical reports required by the relevant categorising instruments (e.g. local government planning	
schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u> Forms Guide: Planning Report Template.	
Relevant plans of the development are attached to this development application	
Note : Relevant plans are required to be submitted for all aspects of this development application. For further	⊠ Yes
information, see <u>DA Forms Guide: Relevant plans.</u>	<u> </u>
The portable long service leave levy for QLeave has been paid, or will be paid before a	Yes
development permit is issued (see 21)	Not applicable
25) Applicant declaration	
X By making this development application. I declare that all information in this development	t application is true and
By making this development application, I declare that all information in this development correct	t application is true and
correct	
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PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference numb	per(s):	
Notification of engagement of alternative assessment manager			
Prescribed assessment man	ager		
Name of chosen assessmen	ıt manager		
Date chosen assessment ma	anager engaged		
Contact number of chosen assessment manager			
Relevant licence number(s) of chosen assessment			
manager			
QLeave notification and payment			
Note: For completion by assessment manager if applicable			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			

Name of officer who sighted the form

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Evan Anthony Pardon, Chief Executive Officer
Of
Rockhampton Regional Council
the company being the owner of the premises identified as follows:
Water Reservoir, 50 Nagle Drive, Norman Gardens Qld 4701 (Lot 1 on RP602872)
consent to the making of a development application under the Planning Act 2016 by:
Ventia on behalf of Indara Corporation Pty Ltd
on the premises described above for:
Material Change of use to Establish a Telecommunications Facility
Rockhampton Regional Counc
Evan Anthony Pardor Chief Executive Office
07.06.2023

Date

PLANNING REPORT

DEVELOPMENT APPLICATION FOR TELECOMMUNICATIONS FACILITY

50 NAGLE DRIVE

NORMAN GARDENS QLD 4701

Optus Reference: B2621 Norman Gardens

Prepared by Ventia on behalf of Indara Corporation Pty Ltd

June 2023







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Executive Summary

Address of Site	50 Nagle Drive Norman Gardens
Legal Property Description	Lot 1 RP602872
Local Government Authority	Rockhampton City Council
Planning Scheme Proposal	Rockhampton Region Planning Scheme (2015) - Version 2.2 The proposed development comprises: The installation of 30m monopole (top of structure 32.9m) The installation of antennas and ancillary equipment on a triangular headframe The installation of 4 bay outdoor unity at the base of the monopole The installation of feeders and cables to and from the power source.
Coverage Objectives	Optus have identified the need for enhanced service coverage within the Norman Gardens area. To facilitate provision of mobile phone call and data services, a new Telecommunications Facility is required to ensure adequate mobile coverage and capacity is available.
Permit Trigger	Material Change of Use for a Telecommunications Facility
Zone and Overlays	Zone: • Environmental management and conservation zone
	Overlays: Airport environs overlay code Biodiversity overlay code Bushfire hazard overlay code Flood hazard overlay code Steep land overlay code
Use	Telecommunications Facility
Applicant	Indara Corporation Pty Ltd C-/ Ventia
Contact Person	Ben Cross Benjamin.cross@ventia.com
Site Name Reference	B2621 Norman Gardens



1.0 Introduction

Ventia have been engaged by Indara Corporation Pty Ltd to design and construct a new Telecommunications Facility at 50 Nagle Drive Norman Gardens QLD 4701.

The new facility will be comprised of a 30m monopole supporting Optus telecommunications antennas and equipment. The purpose of the project is to significantly improve Optus mobile telecommunications services, including coverage and network capacity, in the Norman Gardens area.

Mobile phone infrastructure provides an integral part of our everyday lives and helps pave the way for societal and technological progression. With the influx of future growth within the subject area, which is generating increasing consumer demands on voice and data services, it has been identified that a new base station is required to address the current poor mobile coverage and capacity.

This Town Planning Report provides an assessment of the project against relevant planning controls.

2.0 Background

2.1 Indara and Optus

This development application has been prepared and submitted by Ventia on behalf of the Indara Group. Indara are Australia's leading independent owner and provider of shared wireless telecommunications infrastructure, with a portfolio of over 4300 telecommunications sites across Australia.

Indara are Australia's leading independent owner and operator of digital infrastructure. We provide critical communications and data solutions that help support the digital transformation of our society. We're passionate about investing long term in our nation, building and designing digital infrastructure that creates long term value for our customers and the broader Australian community.

Indara owns and manages over 4300 mobile telecommunications facilities across Australia. Indara operate as a neutral host – our facilities are specifically designed to accommodate co-location by Australia's mobile carriers, government agencies and other wireless services providers.

Indara has partnered with Optus Mobile Pty Ltd (Optus) to expand the Optus mobile network across Australia. This facility is being proposed to improve Optus mobile services in the Norman Gardens area.

The proposed facility is comprised of a new pole and associated passive infrastructure, which will be owned and managed by Indara, and active infrastructure (antennas and telecommunications equipment) which will be owned and managed by Optus.

Note for legal purposes, the applicant for this development application is Indara Corporation Pty Ltd

2.2 Need for the Facility

Access to high quality telecommunications services is vitally important to the community. Mobile usage continues to trend upward.

• 99% of Australians use a mobile phone; 76% of Australians do not have a landline phone and rely exclusively on a mobile phone.



- Mobile data usage continues to significantly increase as the network is used in different ways. Between 2020 and 2021, the amount of data downloaded by phone increased by over 29%. In the first quarter of 2022, global mobile data usage grew by 40%. Streaming and video calling are major drivers of this increased demand.
- Covid-19 significantly changed the way that Australians live and work 61% of employed Australians worked online from home in 2021. With many Australians continuing to adopt flexible or hybrid work arrangements, additional demand has been placed on the mobile network.
- Public safety is a significant driver behind improvements to mobile coverage. In 2021, around 78% of emergency calls were made from a mobile handset.

More than ever, mobile telecommunications is an essential service. By extension, mobile base stations are essential infrastructure – it is important that mobile infrastructure keeps pace with this increasing demand.

2.3 Coverage Objectives

Mobile phones work by sending and receiving low power radio signals, much like a two way radio system. The signals are sent to and received from antennas that are attached to radio transmitters and receivers, commonly referred to as mobile phone base stations. The base stations are linked to the rest of the mobile and fixed phone network and pass the signal/call into those networks.

Each base station can only carry a finite number of calls. In areas of high mobile phone use, such as central business districts and high density areas, more base stations are required to handle the level of call and data traffic.

There are many factors that may cause a call drop-out or slow data speeds such as:

- being too far away from a facility;
- objects blocking the signal from your nearest facility for example hills, large buildings or even trees;
- the facility may be operating at capacity and unable to accept any more calls or data: and
- the depth of coverage may not be sufficient to allow reliable calls inside buildings.

For the reasons above, the proposed telecommunications facility is required to ensure adequate mobile coverage and capacity is available to the Norman Gardens area.

3.0 Candidate Selection

Before proposing a new base station, mobile carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. If upgrades will not resolve service issues, the carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.

If there are no feasible co-location opportunities, the carrier will proceed to deploy a new 'greenfield' base station.

This facility is proposed in partnership with Optus, who have confirmed a new telecommunications facility will be needed in the Norman Gardens area and are working with Indara to deploy the new facility.

3.1 Assessment of Alternative Candidate Sites

Carriers and mobile phone network operators have an obligation under the Industry Deployment Code (C564:2020) to utilise and upgrade existing infrastructure as opposed to developing new sites.

Following the identification of the search area based on the necessary coverage objectives, several candidate sites were examined. Each candidate was assessed based on the ability to meet the coverage objectives and other site considerations including property, planning and engineering as outlined above. The assessment of options considered is below.

3.2 Colocation Opportunities

In the first instance, Optus seeks to co-locate on existing infrastructure available within a search area. A search of the Radio Frequency National Site Archive (RFNSA) indicating the co-location opportunities existing in the Norman Gardens area is provided below.

4701004 (2.13km) 605 Yaamba Road Kawana QLD 4701. This is the nearest existing monopole facility. Optus are already located on this facility which is servicing the area east of the Bruce Highway.

There are no other co-location opportunities within 700m of the proposed location. The proposed location is providing specific coverage to the immediate area.

Given the above it is considered that a new facility is required at the location identified in **Figure 2** below. The following greenfield location, shown in *Figure 2* was identified and assessed against environmental, planning, community, property, engineering and radiofrequency (RF) objectives. The proposed location has been deemed appropriate when assessed against these criteria.



Figure 2: Location of proposed facility – Source: Nearmap



3.3 Alternative Facilities Assessed

Extensive searches were conducted within a defined search ring. Alternative sites were explored however were not willing to enter into tenure agreements or were considered to close to sensitive uses, such as homes or schools and were therefore not pursued.

3.3 Preferred Site Candidate

The proposed location was selected as the preferred site candidate for the following reasons:

- The proposed site location in an already clear area eliminating the need to clear significant vegetation for construction purposes;
- There are some residential dwellings nearby however the facility will be located on the opposite side of the railway line minimize impact to amenity.;
- Town planning compliance (in respect of zoning, surrounding land uses, environmental significance, local environmental planning policies, and visual impact) is achievable;
- Access and parking within proximity of the site which may be used for construction and maintenance visits is available via existing driveways; and
- The location will offer an effective site solution whilst maximising coverage and mobile phone service provisions within the identified locality.

4.0 Site Context

The site is currently occupied a water reservoir via a sealed access track to the top of the hill. The remainder of the site is heavily vegetated. To the east, is an area of low density residential dwellings



Figure 4: Site Context. Source:Nearmap



5.0 Scope of Works

The proposed facility will comprise the installation of:

- The installation of a new 30m monopole (top of structure 32.8m)
- Ancillary equipment (such as radio remote units, transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, security fencing, handrails, kick plates, signage, bollards, and other associated equipment).

5.1 Access

The site is accessed via an existing access track from the end of the Nagle Drive.



Figure 5: Location of access





5.2 Utilities

The proposed facility will be connected to the greater Optus network via a 300mm microwave dish (25m)

The final power design including the capacity of the supply will be confirmed in the detailed design phase, however, a major upgrade is not anticipated. Indicatively, it is proposed that the power connection for the new equipment cabinets will be provided from the existing building supply on site. A standard power application will be submitted to Energy Queensland for approval and all new low voltage cable on the site will be installed underground.

Site Access and Site Layout plans showing indicative proposed fibre and power routes are appended to this report *Appendix A – Design Drawings*.

The unmanned facility does not require access to water or sewer infrastructure. As the facility is to be located on an existing rooftop the proposal will not alter stormwater runoff from the site.

3.3 Construction Scheduling

The development and construction of a mobile phone base station primarily consists of the following processes:

- Remediation ensuring that the site is suitable for construction. This is inclusive of confirming existing structural assessments and the provisioning of cabling;
- Installation of new equipment reflective of the scope of works outlined within this Development Application; and
- Network Integration Ensuring that the mobile phone base station can connect with both end users and other sites within the Optus network.

Throughout the construction phase of the proposed development, any construction works will not disturb existing traffic flows.



4.0 Relevant Legislation and Planning Controls

4.1 Commonwealth Legislation

As a licensed telecommunications carrier, Optus must operate under the provisions of the

Telecommunications Act 1997 and the following supporting legislation:

- The Telecommunications Act 1997;
- Telecommunications Code of Practise 1997;
- The Telecommunications (Low-impact Facilities) Determination 2018 (as amended);
- Mobile Phone Base Station Deployment Code C564:2020; and
- The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

4.1.1 Telecommunications Act 1997

The Telecommunications Act 1997 (TA) came into operation in July 1997. The TA sets up a framework for regulating the actions of telecommunications carriers and service providers. Optus is a licensed carrier under the TA.

Schedule 3 – Carriers' powers and immunities, of the TA, specifies 'authorised activities' that a carrier is empowered to carry out without approval under State legislation. These activities include the inspection of land, and the installation and maintenance of certain facilities.

A Carrier's power to install a facility is contingent upon the facility being a 'low-impact facility' as defined by the Telecommunications (Low-Impact Facilities) Determination 2018 (As Amended). In this case, the proposal involves the installation of antennas above the maximum allowable height under the determination. The proposal therefore does not constitute a low impact facility under the Telecommunications (Low-Impact Facilities) Determination 2018 (As Amended).

As the proposed facility does not meet the criteria mentioned above, the carrier is therefore not empowered to undertake the proposed works without approval under QLD legislation, and the carrier must obtain development consent from the consent authority. The consent authority in this instance is Rockhampton City Council.

4.1.2 Telecommunications (Low-Impact Facilities) Determination 2018

The Telecommunications (Low-impact Facilities) Determination 2018 identifies both the type of facilities that can be "Low-impact", and the areas in which these facilities can be installed. Importantly, this current facility is not defined as a "low impact facility" and is therefore subject to State Planning Laws and Regulations.

In this specific instance, the provisions of the Planning Act 2016 and the Rockhampton City Plan will be applicable to the proposal.

4.1.3 Telecommunications Code of Practice 2018

Under the Telecommunications Act 1997 the Government established the Telecommunications Code of Practice 2018 (As Amended), which sets out the conditions under which a carrier must operate.



Section 2.11 of the Telecommunications Code of Practice 2018 sets out the design, planning and installation requirements for the carriers to ensure the installation of facilities is in accordance with industry 'best practice'. This is required to: "... minimise the potential degradation of the environment and the visual amenity associated with the facilities." [Section 2.11(3)] Best practice also involves the carrier complying with any relevant industry code or standard that is registered by the Australian Communications Authority (ACA) under Part 6 of the Act.

4.1.4 Deployment Code

The 'Mobile Phone Base Station Deployment Code' Communications Alliance Ltd Industry Code (C564:2020) is a code developed by a working committee with representatives from carriers, various levels of government, an industry group and a community action group. The Code first came into effect on the 1st July, 2012.

The Code is designed to:

- Allow the community and councils to have greater participation in decisions made by carriers when deploying mobile phone base stations; and
- Provide greater transparency to local community and councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

The carriers' activities are published on the internet based Radio Frequency National Site Archive (RFNSA) as well as information relevant to each site such as EME Reports. In the site selection and design stages of this proposal the precautionary approach outlined in the Deployment Code has been considered.

The consultation requirements of the Mobile Phone Base Station Deployment Code C564:2020 do not apply to infrastructure that requires development approval. As the proposal is code assessable under the Rockhampton City Plan no formal notification is required as part of the development application.

As a result, Optus have elected to conduct a community consultation process to ensure the community are informed and provided the opportunity to comment on the proposal.

4.1.5 Environmental Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 obliges telecommunications carriers to consider 'matters of national environmental significance'. Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of 'national environmental significance'. According to the EPBC Act 1999, there are seven matters of national significance which must be considered.

Whilst the location of the site is identified as being an area where the habitat of the Star Finch (eastern) may occur, in accordance with the Significant Disturbance guidelines, it has been determined that the facility will not have a significant impact on any matters of national environmental significance. This is due to the proposed location of the site within an area that has already been subject to significant disturbance to establish the sporting fields. Accordingly, approval from the Minister of Environment is not required in this instance.



4.2.4 Referral Agencies

A DAMS Report is attached. As vegetation removal for telecommunications facilities is exempt, the application is not required to be referred.

5.0 Local Government Framework

In addition to relevant Commonwealth and State Government regulatory requirements, the proposed facility is also subject to the Local Government regulatory framework. In this instance, the relevant Local Government regulatory framework is the *Rockhampton City Plan*

5.1 Rockhampton City Plan

This application is seeking to obtain a development permit for a Telecommunications Facility, which is defined under the plan as:

"Telecommunications facility" - Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

5.2 Zoning

The site is zoned 'Environmental management and conservation zone' under the planning scheme. A proposed Material Change of Use for a 'Telecommunication Facility' within this zone is Code Assessable in accordance with Table 5.4.4.1 - Environmental management and conservation zone Table of Assessment.

5.3 Applicable Planning Scheme Codes

As the proposed use will be Impact Assessable, the proposal must be assessed against all relevant codes stipulated within table 5 *Table 5.5.15 – Low Impact Industry zone*. The provisions that are deemed applicable to this application are outlined hereunder:

Part 6 - Zones

6.5.1 Environmental management and conservation zone code

The proposed facility is compliant with the relevant provisions within the code. The facility will provided improved communications to the surrounding industrial uses. The facility occupies less than 5% of the site allowing current and future industrial activities to operation unaffected. The facility will have no negative impact to the environmental values of the site and will not increase the risk of flooding to surrounding area.

Part 8 - Overlay Codes

- Airport environs overlay code
- Biodiversity overlay code
- Bushfire hazard overlay code
- Flood hazard overlay code
- Steep land overlay code



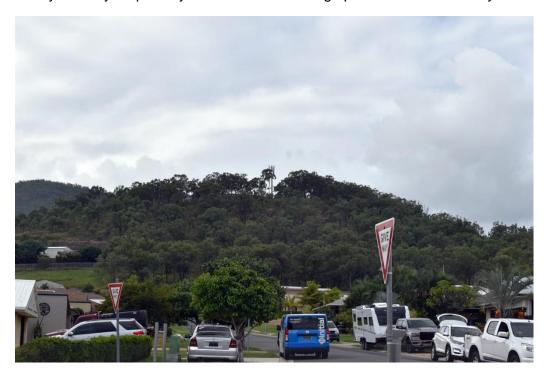
Part 9 - Development Codes

9.3.26 Telecommunications facility code

The proposed facility complies with the relevant provisions of the telecommunications facilities and utilities code.

PO1

Complies. The facility is located behind water reservoir amongst a heavily vegetated parcel of land. The facility will only be partially visible from all vantage points below the facility.



Photomontage of subject site from Norman Gardens.

PO₂

Complies. The facility is just high enough to clear existing vegetation to provide the necessary coverage without obstruction.

PO3

Complies. The facility can be conditioned to be painted. Colorbond Colour Paley Eucalypt is recommended.

PO4. Complies.

The nearest dwelling is 165m away and screened by mature vegetation.

PO5.

No planting is proposed given the substantial existing mature vegetation and to prevent hindering activities on the water reservoir.



PO6 Complies.

Three small juvenile trees adjacent to the water reservoir are proposed to be removed to accommodate the facility. These can be offset with a condition to re-plant the same species of a similar height/age.

PO7 Complies.

The facility is largely screened from existing residential developments.

PO8 Complies.

Shadowing will not affect any adjacent premises.

PO9 Complies

The noise emitted will not exceed that emitted by a standard residential air conditioner.

PO10 Complies.

The facility will operate in accordance with ARPANSA guidelines. A predicted EME report is included in the Development Application.

PO11 Complies.

Access from Nagle Drive is via a locked gate. The facility will also be fenced and locked.



6.0 Development Impacts

This section takes into considerations matters of relevance to the proposed development which is inclusive of issues relating to the environmental impacts of the proposal on the built and natural form, as well as the social and economic impacts the telecommunications facility will have on the locality.

In addition to the information provided in this planning report and its appendices, the following environmental, social and economic considerations have been taken into account for this proposal:

6.1 Visual Impact Assessment

With over 16,000 base stations in operation around Australia, panel antennas, dishes and other relevant equipment have become part of the urban and rural landscape. Telecommunications facilities are not only operated by mobile phone networks but also entail critical infrastructure assets employed by the emergency services, rail and other public utility authorities to ensure the active and safe operation of their respective duties.

Freestanding mobile phone base stations are a common feature within urban and rural landscapes. The justification behind the use of a freestanding structure is to provide line of sight coverage within flat and undulating topography. Specific design elements have been included within the planning of the proposed facility, inclusive of:

- Limiting the overall height of the pole to 32.8m. This will ensure that the best level of coverage can be provided to the locality, without constructing to a greater height which would offer no additional benefit to the service area;
- The location of the development is proposed on land with existing community infrastructure and power infrastructure (water reservoir) It is therefore considered that the proposed equipment will not be inconsistent with the existing character of the site;
- Use of non-reflective neutral colours for the facility in order to minimise visual disturbance of the existing campus character of the university grounds.

It is considered that these visual impacts are acceptable given the nature of the area.

6.2 Heritage

The site is not subject to any heritage overlays applicable to the subject site location. There are no Commonwealth, World, or State Heritage Places identified in the site location according to the Commonwealth EPBC mapping.

6.3 Ecology

The proposed facility development has a minimalistic footprint area in an already disturbed area. The proposal does not involve the large-scale removal of any significant vegetation, flora, and fauna nor constitute any threats to natural species within the locality. No other vegetation disturbance or removal is required.

Comprehensive preliminary assessment of the nearby natural environment was undertaken within the planning, design and procurement stages of the site proposal process to ensure that there is minimal impact to the natural surrounds and to define the extent of ground disturbance.



The extent of excavations required to establish footings for the new facility are illustrated in the attached design drawings in *Appendix A – Design Drawings*.

During the construction phase, the subject site area will be enclosed by suitable barriers and fencing to prevent unauthorised access and to contain impacts to the surrounding natural environment. Once established, the operation of the telecommunications facility does not generate ongoing negative impacts on the natural environment or the ecology of the locality.

Through the measures identified herein, the proposal is capable of being installed and operated while protecting the health of ecological systems and the biodiversity they support. The proposal conserves identified environmental and landscape values.

6.4 Noise and Vibration

There will be no noise or vibration impacts associated with the operation of the telecommunications facility. The equipment cabinets will emit only minimal noise from the air cooling units, which will enable the equipment to stay within normal operating temperatures. It is believed that the operation of the air conditioning units will not result in any adverse noise impacts to the nearest sensitive noise receptors given the isolated location of the proposed equipment shelter in the context of the area.

During construction, there will be some minor noise and vibration for a temporary period. Due to the location of the development, it is anticipated that the construction and operation of the facility will not generate any adverse noise impacts on any sensitive land uses.

6.5 Traffic

Mobile phone base stations are not significant generators of pedestrian or vehicular traffic. During construction, an elevated work platform and crane will be required to erect the monopole. Appropriate approvals will be obtained to undertake the works, as relevant. Throughout the lifecycle of the facility, it is only required to be visited on a quarterly basis throughout the year for maintenance purposes. The proposal is not considered to constitute any significant impacts to existing traffic flows within the greater locality.

6.6 Flooding

Although the site is identified as being affected by the Flood Overlay, the facility at the top of the hill is obviously immune from any flood risk. The facility, due to its minimal footprint will not worsen any existing

6.7 Bushfire

The proposed facility does not result in unacceptable risk from bushfire to persons or property. The telecommunications facility is unmanned and remotely operated. Further to this, the facility is prefabricated and designed in accordance with the Building Code of Australia and Australian Standards and is intended to serve the purpose of providing critical communications to the public and the emergency services during extreme weather events.



6.8 Erosion and Sediment Control

Erosion and sediment controls where necessary will be implemented prior to the commencement of any construction works and will be maintained throughout the construction phase to manage potential run off, water and air quality during construction.

The development will not induce any adverse soil erosion or siltation. Measures that are to be implemented include:

- All construction plant, equipment and vehicles are to be properly maintained and operated so as to alleviate excessive exhaust emissions;
- All dust generating construction activities are to cease during high wind conditions, unless operations
 can be controlled by localised watering or other control means;
- All staff and contractors working on site to undergo site induction relating to any specific management issues;
- Topsoil shall be stripped from the construction footprint only and stockpiled separately for reuse during the reinstatement works;
- Sediment fencing to be installed around all topsoil stockpiles (as required);
- Install sediment fencing around construction activities to control runoff during works (as required);
- Install adequate sediment and erosion controls to protect any drainage lines in the vicinity of the construction works;
- All erosion controls to be routinely inspected and maintained to ensure they remain effective (i.e. remove silt build up, reinforce or re-establish controls);
- Locate all soil stockpiles away from drainage lines and outside defined flood zones to manage any onsite risks;
- Locate stockpiles so that they do not impede on natural or constructed surface drainage channels or roads; and
- Install appropriate erosion controls to manage runoff on disturbed areas as required.

6.9 Social and Economic Impacts of the Proposal

Since 2007, the amount of mobile phone subscriptions has exceeded the overall population of Australia. The wider community has seen a general reliance on mobile phone networks for other uses than that of traditional voice calls.

Australia has one of the highest penetrations of "smartphone" usage in the world. A sample study by the Digital Industry Association of Australia has estimated the usage of smartphones at rate of 76% of all mobile phone users. This has seen an ongoing impact and influence as how we conduct business "on the move" – inclusive of checking emails, social networking, e-commerce and browsing the internet. Consumers have an increasing expectation that a reliable, fast and cost effective mobile phone network can support these activities. Furthermore, there is a general expectation in the wider community for a



dependable and reliable mobile phone network. Optus have sought to ensure major improvements to their network through 24hr monitoring of network performance. Further to this, mobile phone networks form a vital "first response" tool to emergency situations – hence the importance of carriers to ensure that their infrastructure can be maintained to the highest standards

6.10 Health and Safety

Optus understands that some people have genuine concerns about the levels of electromagnetic fields (EMF) that the proposed facility will emit and is committed to addressing those concerns responsibly. EMF is sometimes known as electromagnetic radiation (EMR) or electromagnetic energy (EME). Often, there is a misconception regarding the perceived health risks surrounding mobile phone base stations and Electromagnetic Energy (EME).

Electromagnetic fields are present everywhere in our environment – the earth, sun and ionosphere are all natural sources of EMF. Optus and Ventia rely on the expert advice of international and national health authorities including the World Health Organization (WHO) and the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) for overall assessments of health and safety impacts. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) has issued guidelines on levels of allowable public exposure to Radio Frequency (RF) fields, including guidelines on RF from mobile phones and base stations, which Optus adheres to. These guidelines have a large safety margin built into them.

EME is non-ionising radiation, meaning that it has insufficient energy to break chemical bonds or remove electrons (ionisation). In contrast, ionising radiation (such as X-rays) can remove electrons from atoms and molecules leading to damage in biological tissue (Source: ARPANSA).

In addition, further information is available at: EMF Explained Series www.emfexplained.info.

It is Optus's obligation to comply with the mandated standard (RPS3) for EMF set by ARPANSA, which is based on the safety guidelines recommended by the WHO. The safety standard works by limiting the network signal to a level which will protect all people, in all environments, 24 hours a day.

To demonstrate compliance with the safety standard, an Environmental EME Report is available in *Appendix B – Environmental EME Report* or via the RFNSA website www.rfnsa.com.au (<u>Site Number 4701018</u>).

The EME Report predicts the maximum signal strength from the proposed facility at 1.5m above ground level is well within the allowable limit. This is typical of Optus's responsible approach to network performance and environmental compliance.

Furthermore, the ARPANSA Fact sheet "Mobile Base Stations and Health" March 2015 states "Health authorities around the world, including ARPANSA and the WHO have examined the scientific evidence regarding possible health effects from base stations. Current research indicates that there are no established health effects from the low exposure to the RF EME exposure from mobile phone base station antennas."

Optus undertakes further measures when designing the facility, to minimise the EME exposure to the general public, by installing the facility in accordance with the Australian Mobile Telecommunications Association (AMTA) Radio frequency (RF) Safety Compliance Program – Base Station Design Guidelines Engineering for Access Control to minimise EME.

Other preventative measures also include:



- Power Control network feature that automatically adjusts the power of the network transmission based on consumer demand.
- Varying the facility's transmit power to the minimal required level in order to save electricity and lower RF emissions from the facility.

Further information about EMF can be obtained from:

- Commonwealth Department of Health (ARPANSA): www.arpansa.gov.au
- Australian Communications and Media Authority (ACMA): www.acma.gov.au
- World Health Organisation (WHO): www.who.int/en/



7.0 Conclusion

It is proposed to construct a new telecommunications facility at 50 Nagle Drive Norman Gardens. This report has undertaken an assessment of the relevant planning and technical matters, as required by Commonwealth, State and local legislation, environmental, operational, radiofrequency and public safety requirements.

As a result of this process, we consider that the proposed facility is suitable for its location, given the following reasons:

- The proposal is generally compliant with the relevant planning considerations and the aims of objectives of the Rockhampton City Plan
- The site has been assessed as a viable option for the effective delivery of Optus coverage and radiofrequency objectives for the search area, in accordance with the 'Precautionary Principle', and will greatly improve access to mobile telecommunications in the local area;
- The proposal will not result in any unacceptable impact to visual amenity;
- The facility will operate within all current and relevant Australian Standards for Environmental EME Human Exposure;
- The need to remove vegetation has been avoided;
- The facility is not anticipated to have an adverse impact on local environmental values for the subject site and surrounding area;
- The proposal will not prejudice the existing and future uses of the site; and
- The proposed development is expected to provide socio-economic benefits to the community, businesses, travellers, and emergency services in the region.

Based upon the above, we request that the Council approve this application and issue a development permit for a telecommunications facility at the site in accordance with the plans attached in *Appendix A* – *Design Drawings*, subject to reasonable and relevant conditions.

Please direct any queries relating to this application to Ben Cross at Benjamin.cross@ventia.com



Appendix A – Design Drawings



Appendix B – Environmental EME Report



Appendix C – Planning Scheme Code Assessment

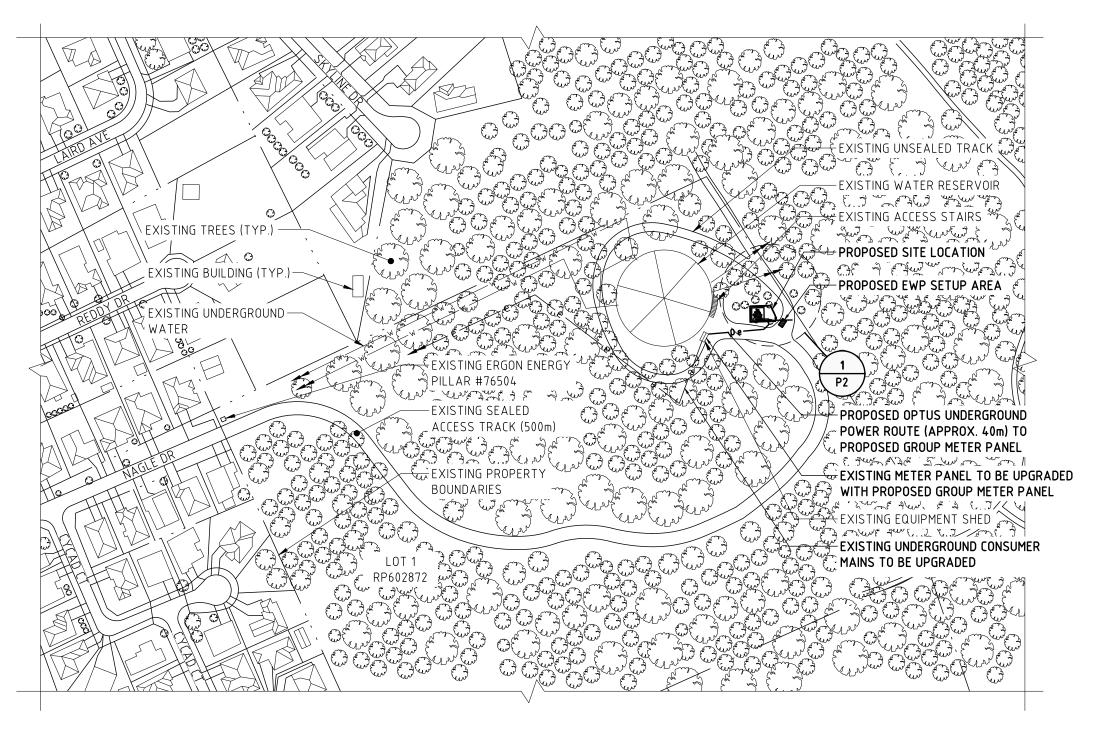




PROPOSED OPTUS BASE STATION



LOCALITY MAP



OVERALL SITE PLAN

SCALE 1:2000

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02	04.05.23	ISSUED FOR APPROVAL	KORDIA	SP	JW ¦	AS	BL	Level 8, 80 Pacific
01	28.06.22	ISSUED FOR APPROVAL	KORDIA	SP	JW	AS	MI ¦	www.ventia.com
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver	

Ventia

Level 8, 80 Pacific Hwy, North Sydney, NSW 2060 www.ventia.com

OPTUS

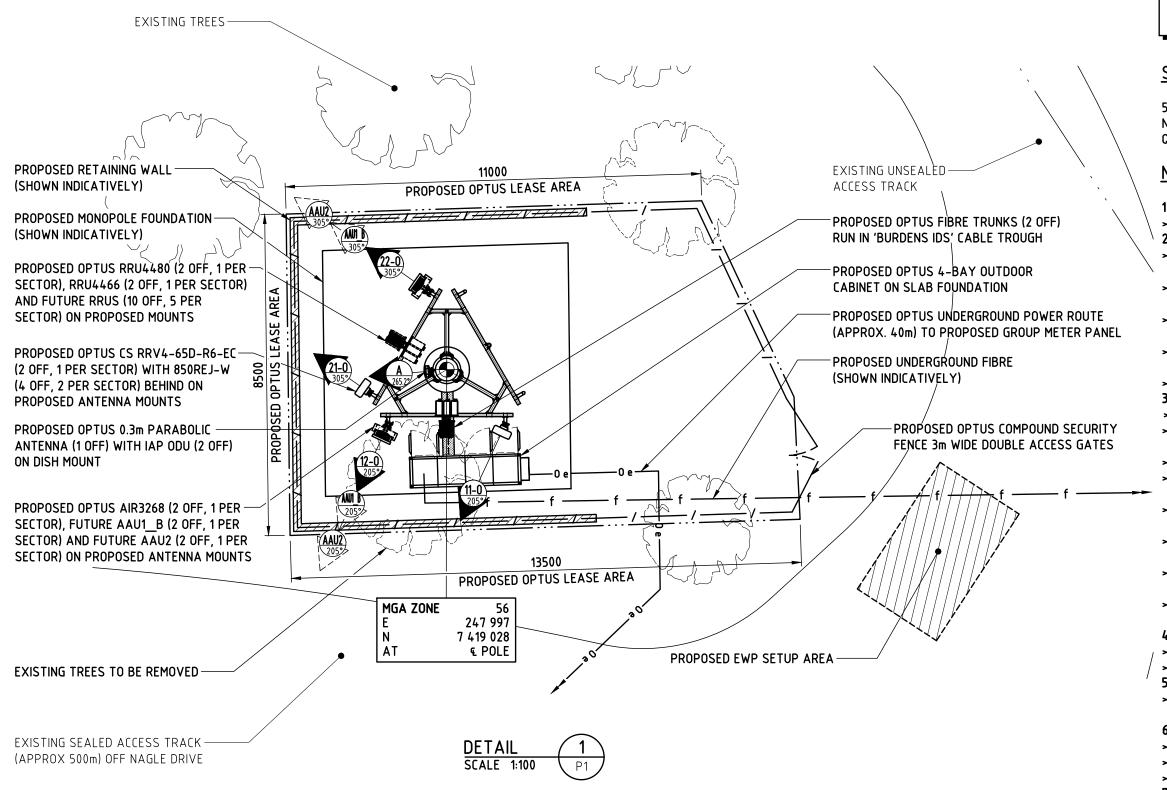
MOBILE NETWORK
AUSTRALIA
SITE No:- B2621
NORMAN GARDENS EAST
50 NAGLE DRIVE

DRAFT SITE LAYOUT SHEET 1 OF 2

Drawing Status:
FOR APPROVAL

Drawing No. **B2621-P1**

P1 02



NOTES:

- 1. THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
- 2. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

SITE ADDRESS:

50 NAGLE DRIVE NORMAN GARDENS QLD 4701

NOTES:

- 1. BASIS OF DESIGN
- SITE INSPECTION ON 16/05/2022
- 2. PANEL ANTENNAS
- PROPOSED 1 OFF CS RRV4-65D-R6-EC 1 PER SECTOR (2 OFF TOTAL) AT EL 30.0m
- PROPOSED 1 OFF AIR3268 PER SECTOR (2 OFF TOTAL) AT EL 31.50m
- > FUTURE 1 OFF AAU1_B PER SECTOR (2 OFF TOTAL) AT EL 30.40m
- > FUTURE 1 OFF AAU2 PER SECTOR (2 OFF TOTAL) AT EL 28.90m
- MOUNTED ON PROPOSED TRIANGULAR HEADFRAME
- 3. TRANSMISSION
- > TRANSMISSION VIA PARABOLIC ANTENNA
- ONLY ONE RADIO LINK REQUIRED 5 RADIO B-ENDS **IDENTIFIED FROM DESPTOP**
- > PA LINK IN ORDER OF PREFERENCE
- > B2621 B0401 NEC 2 + 0 WITH IAP ODU, 0.3m ANTENNA AT 25m BEARING 265.2°
- > B2621_B1411 NEC 2 + 0 WITH IAP ODU, 0.6m ANTENNA AT 15m BEARING 277.56°
- > B2621 B8611 NEC 2 + 0 WITH IAP ODU, 0.6m ANTENNA AT 15m BEARING 181.48°
- > B2621 B0401 NEC 2 + 0 WITH IAP ODU, 0.6m ANTENNA AT 15m BEARING 211.08°
- > B2621 B2621 NEC 2 + 0 WITH IAP ODU, 1.2m ANTENNA AT 15m BEARING 219.06°
- 4. EQUIPMENT SHELTER
- PROPOSED 4 BAY OPTUS OUTDOOR CABINET
- ON PROPOSED SLAB FOUNDATION
- 5. OPTUS MONOPOLE
- PROPOSED OPTUS 30M HIGH MONOPOLE WITH TRIANGULAR HEADFRAME AT EL 30M
- 6. FEEDER CABLES
- PROPOSED 2 OFF 9/18 MLEH ALL SECTORS
- > LENGTH: 40M ALL SECTORS
- PROPOSED SLAB MOUNTED CABLE LADDER
- 7. SITE ACCESS
- VIA EXISTING SEALED ACCESS TRACK (APPROX. 500M) OFF NAGLE DRIVE
- 8. ANTENNA ACCESS

ONLY BY QUALIFIED PERSONNEL VIA EWP/CHERRY DRAFT SITEKRAYOUT

FOR APPROVAL

SHEET 2 OF NDERGROUND (APPROX. 50M) FROM EXISTING

OPTUS

MOBILE NETWORK **AUSTRALIA** SITE No:- B2621 NORMAN GARDENS EAST **50 NAGLE DRIVE**

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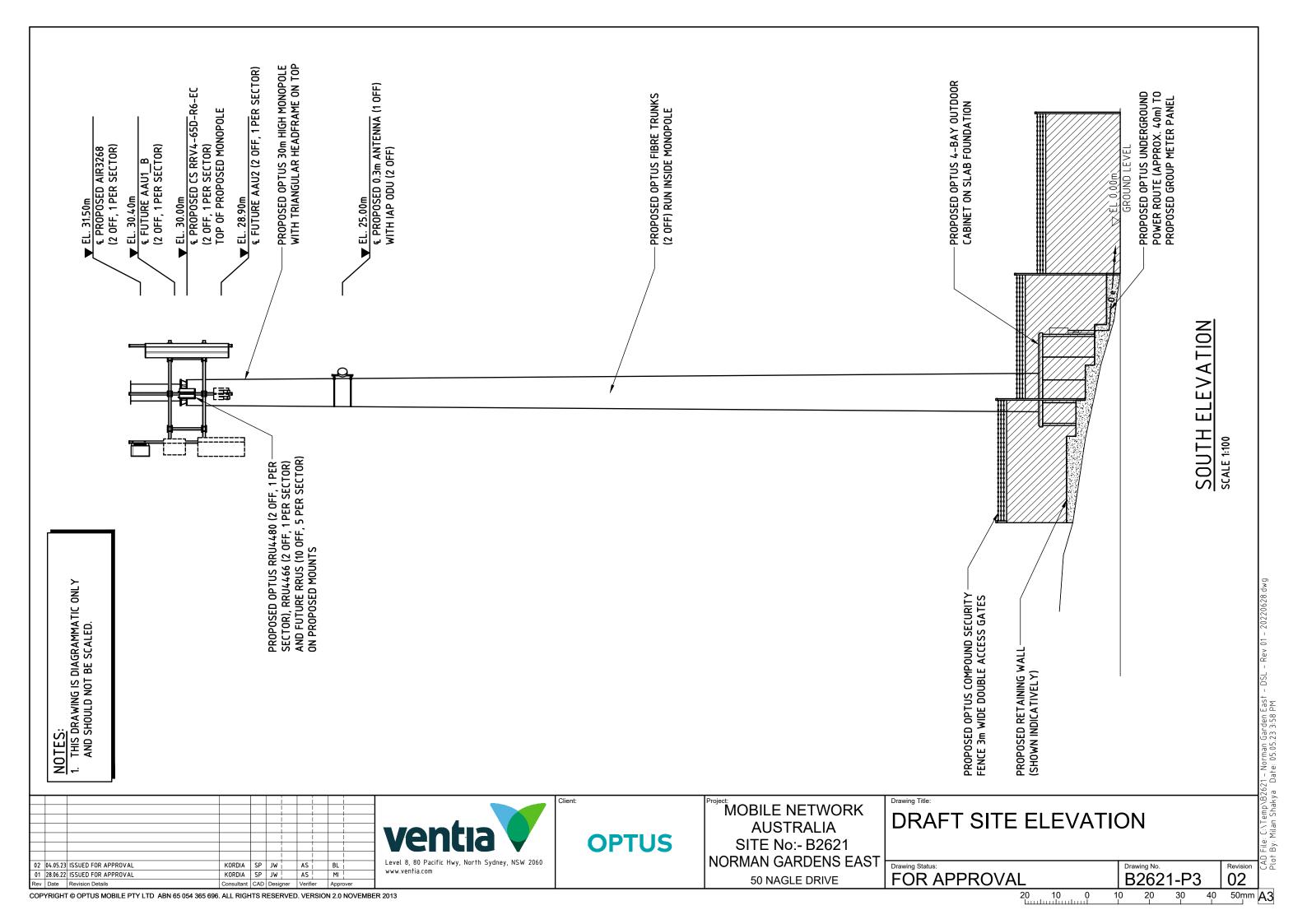
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02



KOS-EME-08-36 (MCFV12.4 09-03-2021) VENTIA SOLUTIONS PTY LTD EBU27382 Page 1 of 2

Environmental EME Report

Location	50 Nagle Drive, NORMAN GARDENS QLD 470		01
Date	29/06/2022	RFNSA No.	4701018

How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 50 Nagle Drive, NORMAN GARDENS QLD 4701. These levels have been calculated by Kordia - IRFA using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

A Guide to the Environmental Report.

A snapshot of calculated EME levels at this site

There are currently no existing radio systems for this site.

The maximum EME level calculated for the **proposed** changes at this site is

1.38%

out of 100% of the public exposure limit, 202 m from the location.



EME levels with the proposed changes				
Distance from the site	Percentage of the public exposure limit			
0-50 m	0.83%			
50-100 m	0.46%			
100-200 m	1.37%			
200-300 m	1.38%			
300-400 m	0.80%			
400-500 m	0.45%			

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at http://www.rfnsa.com.au/4701018.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

		Existing		Proposed
Carrier	Systems	Configuration	Systems	Configuration
Optus			4G, 5G	NR/LTE700 (proposed), NR/LTE900 (proposed), LTE1800 (proposed), NR/LTE2100 (proposed), LTE2600 (proposed), NR3500 (proposed)

KOS-EME-08-36 (MCFV12.4 09-03-2021) VENTIA SOLUTIONS PTY LTD EBU27382 Page 2 of 2

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

	Existing configuration			Proposed configuration		
Distance from the site	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
0-50m				4.70	58.49	0.83%
50-100m				3.79	38.19	0.46%
100-200m				5.78	88.67	1.37%
200-300m				5.80	89.32	1.38%
300-400m				4.50	53.74	0.80%
400-500m				3.36	29.91	0.45%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the <u>Communications Alliance Ltd Deployment Code C564:2020</u> or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m²)	Percentage of the public exposure limit
No locations identified				



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:

D/82-2023

For further information regarding this notice, please contact:

Date application properly made:

For further information regarding this notice, please contact:

Date application properly made:

1. APPLICANT DETAILS

Name: Ventia

Postal address: 1-31 Commercial Drive
SHAILER PARK QLD 4128

Contact number: 0424 874 407 Email: Benjamin.cross@ventia.com

2. PROPERTY DESCRIPTION

Street address: 50 Nagle Drive, Norman Gardens

Real property description: Lot 1 on RP602872

3. OWNER DETAILS

Name: Rockhampton Regional Council

Postal address: PO BOX 1860
ROCKHAMPTON QLD 4700

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Material Change of Use for Telecommunications Facility

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		
6. REFERRAL AGENCIES		NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES			
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:				
 Publishing a notice at least once in a newspaper circulating generally in the premises which are the subject of the application; and 	locality of the			

Placing a notice on the premises which are the subject of the application. The notice must

remain on the premises for the period of time up to and including the stated day; and

- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

NO	Is the application to be assessed under a Superseded Planning Scheme?
----	---

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Brendan Standen** Signature: Date: 5 July 2023

PRINCIPAL

PLANNING OFFICER



19 July 2023

Rockhampton Office

232 Bolsover St, Rockhampton

Gracemere Office

1 Ranger St, Gracemere

Mount Morgan Office

32 Hall St, Mount Morgan

Our reference: D/82-2023 Enquiries to: Brendan Standen Telephone: 07 4936 8099

Ventia 1-31 Commercial Drive SHAILER PARK QLD 4128

Dear Sir/Madam

INFORMATION REQUEST - DEVELOPMENT APPLICATION D/82-2023 FOR MATERIAL CHANGE OF USE FOR TELECOMMUNICATIONS FACILITY - SITUATED AT 50 NAGLE DRIVE, NORMAN GARDENS - LOT 1 ON RP602872

Council refers to your application received by Council on 21 June 2023. Council officers have undertaken a detailed assessment of the development application and require you to provide further information to address the following issues:

1.0 PLANNING

- Provide a copy of 'Appendix C Planning Scheme Code Assessment' of the Planning Report prepared by Ventia. The relevant assessment benchmarks include:
 - Environmental Management and Conservation Zone Code
 - Access, Parking and Transport Code
 - Landscape Code
 - Stormwater Management Code
 - Waste Management Code
 - Water and Sewer Code
 - Airport Environs Overlay Code
 - Bushfire Hazard Overlay Code
 - **Biodiversity Overlay Code**
 - Steep Land Overlay Code
 - Telecommunications Facilities and Utilities Code

To the extent of any high level conflicts with the above codes, assessment against the Strategic Framework and/or regard to relevant matters will need to be provided.

Provide photo montages of the proposed development when viewed from various points along Wittenberg Way and Skyline Drive.

Performance Outcome of the Telecommunications Facilities and Utilities Code in the Rockhampton Region Planning Scheme 2015 seeks to ensure the visual character of the Environmental Management and Conservation Zone is not compromised by development. Design solutions, including colours, materials, textures and landscaping may assist lessen the visual impacts of the proposed development.





- 1.3 Provide a landscape concept plan that clearly identifies the general location and species type of existing mature trees within the site (Lot 1 on RP602872) that are relied upon to visually screen the proposed development.
 - The landscape concept plan should provide recommendations for the replanting of mature vegetation, if required to maintain the current or proposed level of vegetation screening relied on by the Applicant.
- 1.4 Provide documentation that clearly demonstrates the proposed development is needed at this location to service a community need, and cannot be reasonably co-located on an existing or approved tower, or at an alternative location.

The response should have regard to existing and approved telecommunications facilities in the surrounding area, the site selection methodology used and the current and future needs of the community for mobile data (coverage map).

Under section 13 of the Development Assessment Rules, the Applicant has three (3) options available in response to this information request. The Applicant must give the Assessment Manager:

- 1. all of the information requested; or
- 2. part of the information requested, together with a notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application; or
- a notice:
 - i. stating the Applicant does not intend to supply any of the information requested; and
 - ii. requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

Response to this further information request should be forwarded to:

General.Enquiries@rrc.qld.gov.au or; Development Assessment Section Rockhampton Regional Council PO Box 1860 ROCKHAMPTON QLD 4700

A response needs to be received within a period of three (3) months from the date of this letter, In accordance with section 68 (1) of the *Planning Act 2016* and sections 12 and 13 of the Development Assessment Rules. Please forward your response to this information request to Council at your earliest convenience, in order for the assessment of your application to progress further.

Should you have any queries regarding the above information request, please contact the undersigned on 07 4936 8099.

Yours faithfully

Brendan Standen

Principal Planning Officer

Planning and Regulatory Services

Information Request Response Form (to be returned to the Assessment Manager with the response)

I		choose to respond to the Assessment Manager's
Informat	tion F	Request:
		in full;
		OR
		in part, with this notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application;
		OR
		stating that I do not intend to supply any of the information requested; and requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.
		e response to the Assessment Manager's information request has been provided at Agencies nominated on the Confirmation Notice.
		the requirements of this Information Request as listed above.
Signed :	: <u></u>	Date :
Position	ı:	



1-31 Commercial Drive Shailer Park QLD 4170 Telephone: 07 3033 3778

Rockhampton City Council

27 October 2023

Reconfiguration of a Lot for Lease Exceeding 10 years

Dear Council

In conjunction with the Application for Material Change of Use to establish a Telecommunications Facility at 50 Nagle Drive, Norman Gardens, approval for a Reconfiguration of a Lot is also sought.

The Telecommunications Facility is proposed on Council owned land at the above mentioned address. As the landowner, Council has sought a lease of 10 years, with a 10 year option.

Reconfiguration of a lot is defined in section 1.3.5 of the Planning Act as: 'Dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding ten years...) rendering different parts of a lot immediately available for separate disposition or separate occupation.'

Accordingly, as the lease proposed of part of the subject lot is for a term of more than 10 years including options, the need for a Reconfiguration of a Lot application is triggered.

Section 65 of the Land Title Act 1994 (Qld) (the Land Title Act) provides the requirements for registration of leases. By subsection 65(3A), if a lease triggers the definition of 'reconfiguration of a lot' under the Planning Act, the lease must generally be approved by the relevant local government pursuant to the requirements of the Planning Act.

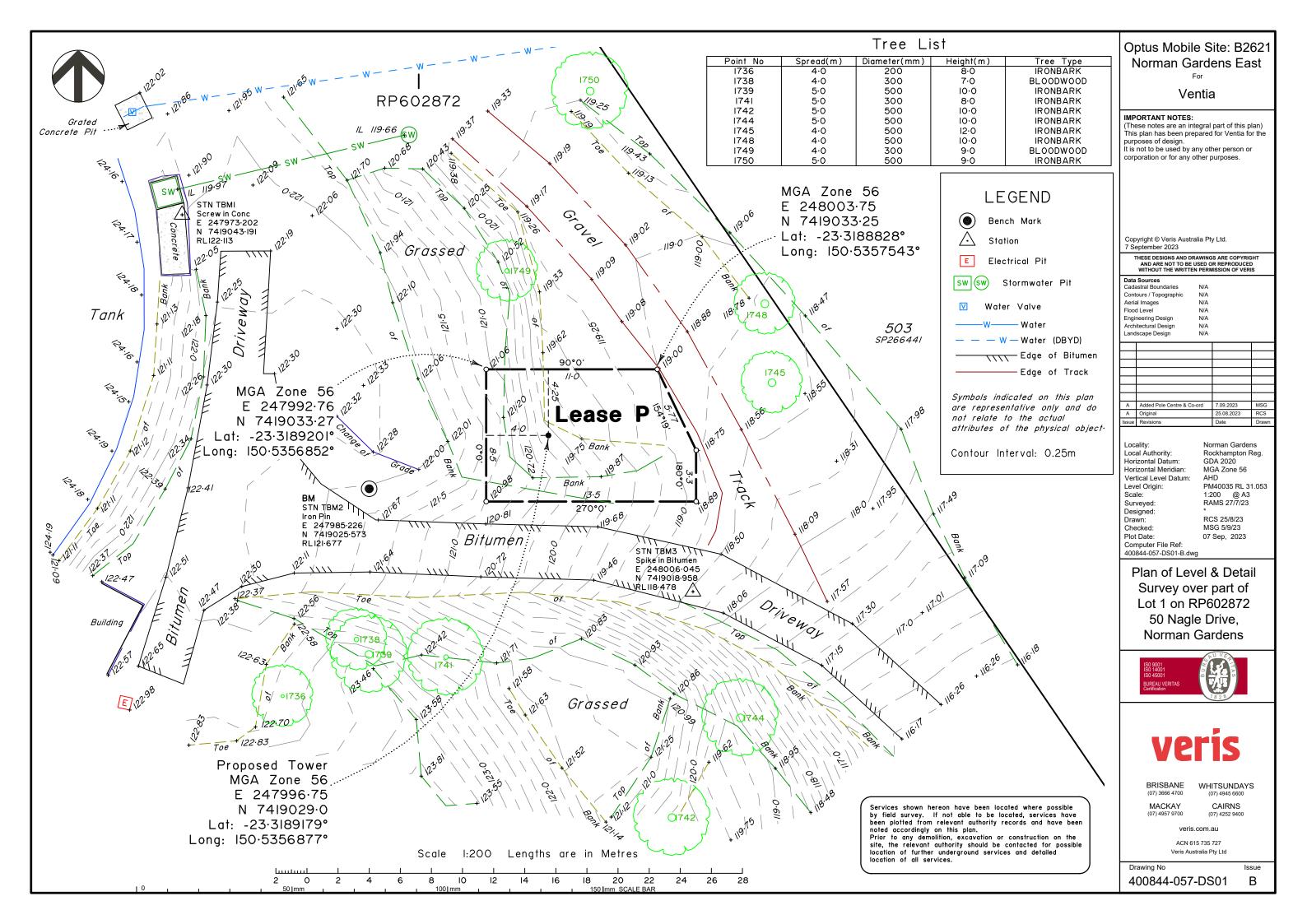
We kindly seek Council's consideration of the reconfiguration of Lot for the lease area required for the proposed telecommunications facility.

Should Council require additional fee's, please kindly provide the payment advice.

Regards

Benjamin Cross Town Planner

Attachments: Proposal Lease Plans





1/10 Browning St WEST END QLD 4121 Telephone: 07 3033 3778

16 January 2024

Rockhampton Regional Council

RE: INFORMATION REQUEST - DEVELOPMENT APPLICATION D/82-2023 FOR MATERIAL CHANGE OF USE FOR TELECOMMUNICATIONS FACILITY - SITUATED AT 50 NAGLE DRIVE, NORMAN GARDENS - LOT 1 ON RP602872

Dear Council

Please see below our response to Council's request for further information.

1.0 PLANNING

- 1.1 Provide a copy of 'Appendix C Planning Scheme Code Assessment' of the Planning Report prepared by Ventia. The relevant assessment benchmarks include:
- Environmental Management and Conservation Zone Code
- Access, Parking and Transport Code
- Landscape Code
- Stormwater Management Code
- Waste Management Code
- Water and Sewer Code
- Airport Environs Overlay Code
- Bushfire Hazard Overlay Code
- Biodiversity Overlay Code
- Steep Land Overlay Code
- Telecommunications Facilities and Utilities Code

Applicant Response:

Code assessment is provided for the following Codes:

- Environmental Management and Conservation Zone Code
- Access, Parking and Transport Code
- Landscape Code
- Airport Environs Overlay Code
- Bushfire Hazard Overlay Code
- Biodiversity Overlay Code
- Steep Land Overlay Code
- Telecommunications Facilities and Utilities Code

The below codes are not applicable as the proposed facility does not utilize, generate or affect sewerage, water or stormwater infrastructure.

- Stormwater Management Code
- Waste Management Code
- Water and Sewer Code
- 1.2 Provide photo montages of the proposed development when viewed from various points along Wittenberg Way and Skyline Drive.

Applicant Response:

Photomontages from the above locations are attached.

1.3 Provide a landscape concept plan that clearly identifies the general location and species type of existing mature trees within the site (Lot 1 on RP602872) that are relied upon to visually screen the proposed development.

Applicant Response:

The below images provide a clear representation of vegetation in the vicinity of the proposed facility. The white stakes in the image demonstrate the surveyed area for the proposed facility. The screening vegetation is detailed below:

Species			Height
Eucalyptus crebra	narrow-leaved red ironbark		5-25m

The vegetated area considered to be screening the proposed facility to any nearby residential dwellings is shown below:



Extent of vegetated area screening the proposed facility. Source (Nearmap)

There is one (1) tree inside the surveyed area that will require removal. The tree is approximately 10m high and would not have offered any visual screening to the facility overall. It is proposed to offset this tree with a juvenile planting somewhere within the vicinity of the proposed facility. We trust this can be formalized via a condition of approval.





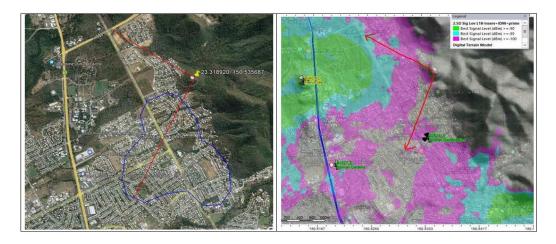


1.4 Provide documentation that clearly demonstrates the proposed development is needed at this location to service a community need, and cannot be reasonably co-located on an existing or approved tower, or at an alternative location.

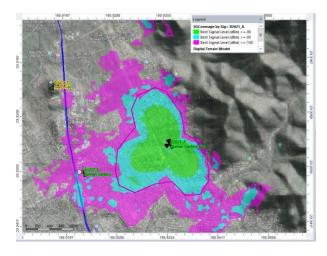
Applicants Response

Section 3.2 of the Planning Report identifies co-locations opportunities. The report confirms the nearest facility capable of co-location is RFNSA Site # 4701004 (2.13km) 605 Yaamba Road Kawana QLD 4701. We reiterate Optus are already located on this facility which is servicing the area east of the Bruce Highway. Currently, the majority of dwellings east of Norman Road experience poor to non-existent coverage. The next closest telecommunications facility is a Telstra facility (RFNSA ID 4702013) at CQU, 1.83km to the West. This is a rooftop facility.

The proposed facility will provide mobile services to the residential dwellings and businesses east and west of Norman Road. The image below shows demonstrates the intended coverage area and identifies where coverage is poorest (image right, no fill).



The image below is a predication of coverage once the proposed facility is operational. The model clear demonstrates a significant improvement of coverage levels to areas in the above map that previously had poor or no coverage at all.



The proposed facility will be designed and constructed to support current and future technologies, ensuring residents and businesses in the coverage area have access to a level of service expected by the public now and into the future.

Should require any additional information, please contact Ben Cross by phone on 0424 874 407 or email Benjamin.cross@ventia.com.

Regards

Ben Cross Planning Consultant 07 3033 3778

Appendix C – Planning Scheme Code Assessment'

Environmental Management and Conservation Zone Code

PO₁

Development is limited to uses which:

- 1. facilitate conservation activities on the land;
- 2. provide visitors with information or education directly connected to the values of the land:
- are ancillary to and directly support visitation to the land for conservation, recreation or eco-tourism purposes consistent with (a) and (b);
- 4. comprise infrastructure that can not practicably be located elsewhere;
- 5. do not include tourist park activities; and
- 6. may include a caretaker's accommodation.

The proposed telecommunications facility is within the compound area currently used as a water reservoir. It is considered the proposed facility is consistent with the immediate land use of essential infrastructure whilst still allowing the balance of the lot to be conserved. The proposed facility will utilise existing access tracks and tree removal will be limited to one (1) tree.

PO₃

The development incorporates design responses that minimise the visual impact on the surrounding landscape and environment.

The proposed development will utilise the retention of the existing mature vegetation to screen the majority of the facility. The facility can be painted (pale eucalypt) to further blend with the existing vegetation. The facility has very mall footprint that will have a minimal impact on the visual amenity. **PO4**

Development, including infrastructure, buildings and driveway access are:

- not visually intrusive, particularly from public open spaces, major tourist roads and other critical vantage points outside the <u>site</u> (for example look outs); and
- 2. designed, constructed and decorated to blend with the surrounding area in terms of colour, texture and height.

The proposal will use existing access and be located amongst established vegetation.

Photomontages demonstrate on the headframe of the proposal will be visible. Once coloured in pale eucalypt, it is expected the facility will blend well with the surrounding area.

PO5

Development avoids impacts on flora and fauna habitats and movement corridors.

The proposed development is located in a relatively clear area adjacent to the water reservoir, requiring removal of one small-medium sized tree. The balance of the lot remains unaffected. The proposal will not have any other impact on the flora or fauna or movement corridors.

P06

Development does not require the storage of dangerous or harmful chemicals or products that have the ability to harm the natural environment.

Complies.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Access, Parking and Transport Code

The proposed facility will utilise the existing, locked, sealed access track from the end of Nagle Drive, up the hill to the existing water reservoir. There is ample space for construction and parking at the top of the access track. Once constructed, the facility is accessed 1-2 times per year. No addition access or parking is proposed.

PO₅

Provision is made for on-site vehicle parking:

- 1. to meet the demand likely to be generated by the development; and
- 2. to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.

Complies. There is space adjacent to the reservoir for parking for the 1-2 visits per year.

PO14

Development does not impact on the safety, operation or function of the road network or system.

Table 9.3.1.3.2 Parking requirements

Telecommunications Facility: Sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.

There is sufficient set up and parking area for the 1-2 annual visits adjacent to the water reservoir.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Landscape Code

PO1

Landscaping is professionally designed and provides a suitably sized area to:

- 1. create an attractive visual addition to a building or place;
- 2. soften the built form;
- 3. provide a space for on-site recreation; and
- 4. enable landscaping to establish and thrive under the local conditions.

Traditionally, a landscape buffer around the permitter of the compound is proposed. However, in this case as the facility is set amongst mature, existing vegetation and not immediately visible to the public, and also on a site with existing infrastructure, no landscaping is proposed. It is considered the existing mature vegetation softens the built form.

PO12

The function, safety and accessibility of utilities and other infrastructure is not compromised by the location and type of landscaping including:

- 1. overhead wires and equipment;
- 2. underground pipes and cables; and
- 3. inspection chambers, transformers, poles and drainage infrastructure.

There is extensive above ground and under ground infrastructure in the vicinity of the proposed development associated with the adjacent water reservoir. Landscaping would encroach on this infrastructure. Furthermore, landscaping would reduce the area for setup and parking for both uses.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Airport Environs Overlay Code

PO1

Development does not involve permanent, temporary or transient physical obstruction (natural or man-made) of operational airspace.

In consultation with Council, Rockhampton Airport and CASA, it has been established the proposed facility will not be an obstruction to any operational airspace. Correspondence is attached.

PO₂

Emissions do not materially increase air turbulence, reduce visibility or compromise the operation of aircraft engines in the airport's operational airspace.

Complies. The facility does not produce emissions that would compromise airspace.

PO10

Development does not include or create external lighting or reflective surfaces that could distract or confuse pilots.

Only obstacle lighting will be installed.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Bushfire hazard overlay code

P01

Development ensures that the location, siting, and design of development and associated driveways and access routes:

- 1. avoid potential for entrapment during a bushfire;
- 2. facilitate safe and efficient <u>emergency services</u> to access and egress the <u>site</u> during a bushfire; and
- 3. enables safe evacuation of the site during a bushfire for site occupants.

The proposed facility is unmanned. The facility is accessed by a sealed drive that provides safe, efficient ingress and egress in the event of a fire.

PO₂

Development provides adequate and accessible water supply for fire fighting purposes which is safely located and freely accessible for fire fighting.

The proposal is adjacent to a water reservoir.

PO₅

Essential community infrastructure and community facilities are highly vulnerable development are located, designed and sited to:

- 1. protect the safety of people during a bushfire;
- 2. not increase the exposure of people to the risk from a bushfire event;
- 3. minimise the risk to vulnerable populations; and
- 4. ensure essential community infrastructure can function effectively during and immediately after bushfire events.

The facility will provide local residents with essential communications capabilities in the vent of bushfire nearby.

PO4

The development is compatible with the level of risk associated with the bushfire hazard.

The proposed facility will be constructed on non-combustible materials and located in an area with existing bushfire buffers for the existing water reservoir)

PO10

Development facilitates the safe and efficient access and egress of <u>emergency services</u> during a bushfire event.

The facility does not inhibit emergency service access to the site, particularly the water reservoir in the event of a fire.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Biodiversity Overlay Code

PO1

Development is located, designed and operated to retain and protect significant natural assets, habitat and values to the greatest extent possible. Where this is not possible, impacts are minimised by:

- 1. retaining native vegetation;
- 2. allowing for the regeneration of native vegetation to the area, or rehabilitating with locally endemic plants in non-vegetated areas of the site;
- 3. landscaping with locally native plants;
- 4. locating and designing public access to avoid disturbance of ecological values;
- 5. ensuring alterations to natural landforms, hydrology and drainage patterns do not significantly affect ecological values; and
- 6. incorporating measures that avoid the disruption of threatened wildlife and their habitat by allowing for their safe movement through the <u>site</u>.

Only 1 small-medium tree is proposed to be removed. It is recommending Council condition the offset planting of this tree elsewhere on-site. The remainder of vegetation and local environment will remain undisturbed. The proposed development area and associated setup and parking areas are all located within an already cleared area of the site.

The facility is not publicly accessible.

The proposed facility complies with all other applicable Performance Outcomes of the code.

Steep Land Overlay Code

PO1

Development incorporates design measures for the development (including ancillary buildings, structures and swimming pools) to ensure:

- 1. the long-term stability of the <u>site</u> considering the full nature and end use of the development;
- 2. site stability during all phases of construction and development;

- 3. people and property are protected from a potential landslide event; and
- 4. adjoining properties are not impacted by a potential landslide event.

The proposal is located on a relatively flat section of the lot, some minor retention of the pole's foundation is expected, but will not contribute to any risk. A geotechnical survey has been carried that addresses any risk of landslide.

PO₂

Vegetation clearing on <u>site</u> does not increase the risk of a landslide event occurring.

One tree will be removed on a predominantly flat part of the lot. No risk of landslide is expected.

Telecommunications Facilities and Utilities Code

PO1

The location of a <u>telecommunications facility</u> does not adversely impact the amenity, health or visual character of a residential zone or other sensitive locations, including national parks and surrounding ranges.

The facility is screened by extensive mature vegetation. It is determined that with a painted headframe in a similar colour to the backdrop of vegetation (i.e. pale eucalypt) the facility will blend with the surrounding area which is characterised by native vegetation.

The facility is located at the high point of a hill. Whilst partially visible from many points in the surrounding area, the facility will not interrupted the view lines from any residence below.

The facility will operate in accordance with ARPANSA Guidelines. A copy of the EME REPORT is attached for confirmation.

The facility is located on a parcel of land with an existing water reservoir. The proposed used is considered consistent with immediate land uses, being essential infrastructure.

PO₂

Development is visually integrated with the surrounding area to ensure it does not visually dominate and is not visually obtrusive, having regard to:

- 1. scale;
- 2. height;
- 3. bulk;
- 4. materials and colour: and
- 5. aesthetic appearance.

The facility is set amongst mature, existing vegetation. The facility is the minimum height required to clear the vegetation and still provide adequate coverage to the Norman Gardens area. Coloured in Pale Eucalypt, it is anticipate the facility will not be visually obtrusive and only occupy a very small part of the skyline.

PO3

Development:

1. is camouflaged through use of colours and materials which blend into the visual landscape (earth tones); and

2. incorporates a range of non-reflective materials, textures and finishes that reflect the character of the surrounding area.

Complies. We welcome Council's condition of approval to colour the facility appropriately. \

PO4

Development is located at distances from the property <u>frontage</u> and the side and rear boundaries, to provide clear separation from neighbouring properties and road frontages so that visual obtrusiveness is minimised.

The facility is is approximately 130m to the nearest residential dwelling and screened by the mature vegetation. Some views in the headframe may be possible from certain points.

PO₅

Tree and shrub planting must provide dense screening to reduce the visual impacts of the facility and to enhance the character of the local area.

Existing mature vegetation on site significantly screens the facility from view. Only the headframe will be visible to ensure line of sight to the service area is maintained

PO6

Development does not negatively impact on the natural environment, having regard to:

- 1. sensitive receiving environments;
- 2. regulated vegetation;
- 3. fauna habitats:
- 4. soil erosion; and
- 5. waterways.

The facility is proposed in a predominantly cleared, flat area. Minimal earthworks will be required. Very minimal disturbance to the native area is anticipated.

PO7

Development does not adversely impact on existing or future residential premises, or other sensitive receiving environments.

The facility is located in Norman Gardens which is characterised by low density and rural residential dwellings. Reliable telecommunications is an amenty expected in the areas. The facility, located adjacent to other essential infrastructure like water resources is a reasonable expectation for any community. Alternate locations would have had a far greater impact on visual amenity.

PO8

Telecommunications facilities do not cast shadows such that the amenity and character of adjacent premises or a public place is unacceptably reduced.

There is sufficient separation to adjacent properties that shadowing will not be an issue.

PO9

Development prevents or minimises the generation of any noise such that:

- nuisance is not caused to <u>adjoining premises</u> or other nearby noise sensitive areas;
- 2. applicable legislative requirements are met; and
- 3. desired ambient noise levels for residential zoned areas are not exceeded.

The development will emit a noise consistent with a residential air conditioner.

PO10

Telecommunications facilities are established, operated and maintained in a way to minimise the risk to public health and safety.

Complies. Facility will operate in accordance ARPANSA Guidelines. EME Report attached for confirmation.

PO11

Fencing must enclose the outermost boundaries of the land on which the telecommunications facilities are built in order to:

- 1. prevent unauthorised access;
- 2. protect ease of maintenance access to the property; and
- 3. integrate the facility into the local built form character of the surrounding areas.

Complies. The facility is accessed via locked gate at the end of Nagle Drive. The compound itself will also be fenced and locked, The facility will be fitted with anti-climb devices. The fencing is not expected to be visible due to dense vegetation screening he base of the facility.

From: "Alder, David" < David. Alder@casa.gov.au>

Sent: Wed, 10 Jan 2024 11:18:30 +1000

To: "Benjamin Cross" <benjamin.cross@ventia.com>

Cc: "Airspace Protection" <Airspace.Protection@casa.gov.au>

Subject: RE: F17/7419-10 50 Nagle Drive, Norman Garden - Rockhampton Council -

Telecommunications Facility CASA Comments to Ventia [SEC=OFFICIAL]

External Email: This email was received from outside our company. Do not click links or open attachments you were not expecting. Report all suspicious emails using Phish Alert on your Outlook toolbar or menu. Block all unwanted email using your Email Management Portal.

OFFICIAL

Ben

The proposed monopole is 32.8m Above Ground Level, or approximately 155m Above Australian Height Datum.

From the email chain (Coordinator Airport Operations), the monopole will be under the Obstacle Limitation Surfaces (OLS) for Rockhampton Airport. Also, it appears to be under the OLS by about 3m according to the diagram below that I found in our files.

As the monopole is under the OLS and less than 100m Above Ground Level, it does not come under CASA's regulatory framework.

The site is approximately 1.2km offset from the extended centreline of runway 04/22 (Code 2) and 9.3 km from (modified) threshold 22.

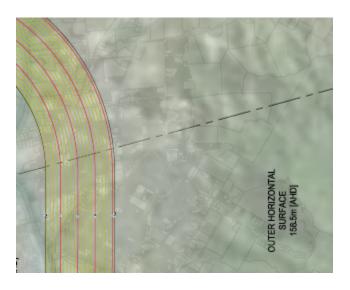
The site is not near the Rockhampton hospital elevated helipad - far enough away from the Helicopter Landing Site to not be an issue.

Notwithstanding that CASA is not an 'Approval' Authority, CASA has no objections to the proposed Monopole.

If the Planning Authority specifically requested CASA advice on obstacle lighting, CASA would advise that there is not a legislative requirement for obstacle lighting on the monopole.

Feel free to make contact if you need further information or clarification.

Document Set ID: 40695778 Version: 1, Version Date: 16/01/2024



Regards

David Alder

Aerodrome Engineer

Air Navigation, Airspace and Aerodromes Branch

ph: 02 62171342 **m**: 0455051611

18 Marcus Clarke Street, Canberra, ACT, 2605

www.casa.gov.au

From: Benjamin Cross <benjamin.cross@ventia.com>

Sent: Tuesday, January 9, 2024 12:15 PM

To: Airspace Protection < Airspace. Protection@casa.gov.au>

Subject: FW: 50 Nagle Drive, Norman Garden - Rockhampton Council - Telecommunications Facility

[SEC=INTERNAL]

Good morning

Per the below correspondence with Council and Rockhampton Airport, we have been requested to refer our Development Application to CASA.

Please find attached the development application and plans for your consideration.

Should CASA require any addition information, please do not hesitate to contact me by email or on 0424 874 407.

Regards

Ben Cross

Planning Consultant

Document Set ID: 40695778 Version: 1, Version Date: 16/01/2024



Ventia

1/10 Browning Street

WEST END QLD 4101

E benjamin.cross@ventia.com





In the spirit of reconciliation Ventia acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

W www.ventia.com

From: Brendan Standen < Brendan.Standen@rrc.qld.gov.au >

Sent: Monday, December 18, 2023 1:45 PM

To: Benjamin Cross < benjamin.cross@ventia.com >

Subject: FW: 50 Nagle Drive Telecommunications Facility

External Email: This email was received from outside our company. Do not click links or open attachments you were not expecting. Report all suspicious emails using Phish Alert on your Outlook toolbar or menu. Block all unwanted email using your Email Management Portal.

Hi Ben,

Please see below advice from Rockhampton Airport.

Any questions please let me know.

Thanks, Brendan

From: Dan Winter < John.Winter@rrc.qld.gov.au > Sent: Monday, 18 December 2023 12:29 PM

To: Brendan Standen < Brendan.Standen@rrc.qld.gov.au >

Cc: dl-Airport-Operations-Coordinators <dl-Airport-Operations-Coordinators@rrc.qld.gov.au>

Subject: 50 Nagle Drive Telecommunications Facility

Afternoon Brendan

I have done an assessment using our obstacle checker and the tower is under our obstacle limitation surface. The obstacle checker we use and heights on Geocortex are vastly different in this area. I would recommend if the owners of the tower have not already to contact CASA, to get them to do an assessment. They can be contacted on airspace.protection@casa.gov.au. This will ensure it is compliant and being a tower we want to ensure the assessments are correct.

Regards

Danny Winter

Coordinator Airport Operations | Rockhampton Airport

Rockhampton Regional Council

Ph: 07 4936 8018 | Fax: 07 4927 7523 | E-mail: dan.winter@rrc.qld.gov.au Address: PO Box 1860, Rockhampton Q 4700 | Web: www.rrc.qld.gov.au

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Notice of intention to commence public notification

Section 17.2 of the Development Assessment Rules

D/82-2023
Ventia
C/- Development Signs Australia Pty Ltd
admin@developmentsigns.com.au
07 33 555 030
19 January 2024
Rockhampton Regional Council
PO Box 1860, Rockhampton Q 4700

RE: Development application for:

Telecommunications Facility (Max. Height: 31.8m²)

Where: 50 Nagle Drive, Norman Gardens

On: Lot 1 on RP602872

Dear Sir/Madam

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

25 January 2024