



**BURDEKIN SHIRE COUNCIL**



# **AGENDA**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 04 October 2016**

**COMMENCING AT 9:00AM**

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**TUESDAY 4 OCTOBER 2016**

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# BURDEKIN SHIRE COUNCIL



Team

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## **1 PRAYER**

## **2 DECLARATIONS OF INTEREST**

## **3 MINUTES AND BUSINESS ARISING**

### **3.1 Ordinary Council Meeting Minutes - 27 September 2016**

#### **Recommendation**

That the minutes of the Ordinary Council Meeting held on 27 September 2016 be received as a true and correct record.



**BURDEKIN SHIRE COUNCIL**



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 27 September 2016**

**COMMENCING AT 9:00AM**



**TUESDAY 27 SEPTEMBER 2016**

## **ORDER OF BUSINESS:**

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Ordinary Council Meeting 27 September 2016



## BURDEKIN SHIRE COUNCIL



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## **ATTENDANCE**

Councillors L.A. McLaughlin (Mayor), J.F. Woods (Deputy Mayor), E.J. Bawden, J.T. Bonanno, A.J. Goddard, U.E. Liessmann and S.P. Perry.

Mr. M. Magin - Chief Executive Officer  
Mr. D. Mulcahy – Manager Governance and Local Laws  
Mr. S. Great - Manager Planning and Development  
Mr. T. Vaccaro – Manager Community Development  
Mrs. K. Olsen - Manager Financial and Administrative Services  
Mr. W. Saldumbide - Manager Operations  
Mr. K. Byers - Manager Technical Services

Minutes Clerk – Miss S. Cronin

### **1 PRAYER**

The meeting prayer was delivered by Pastor Ian Ness of the Burdekin Uniting Church.

### **2 DECLARATIONS OF INTEREST**

The Mayor called for declarations of interest.

No declarations of interest were identified.

### **3 MINUTES AND BUSINESS ARISING**

#### **3.1 Ordinary Council Meeting Minutes - 20 September 2016**

##### **Recommendation**

That the minutes of the Ordinary Council Meeting held on 20 September 2016 be received as a true and correct record.

##### **Resolution**

Moved Councillor Woods, seconded Councillor Liessmann that the recommendation be adopted noting that Council received advice that the Home Hill Cricket Association no longer requires the use of Council's concrete form work.

CARRIED

### **4 REPORTS**



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## **5 GOVERNANCE & LOCAL LAWS**

### **5.1 Fox and Wild Dingo Bounty Policy**

#### **Executive Summary**

Council has provided a bounty payment for destruction of pests such as dingos (including wild dogs) and foxes for many years. A Policy has been developed to set out Council's commitment to the management of foxes and wild dogs and provide rules for administering bounty monies and provide consistency when providing payments.

#### **Recommendation**

That Council adopts the attached Fox and Wild Dog Bounty Policy.

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor Bawden that the recommendation be adopted.

CARRIED

## **6 CLIENT SERVICES**

## **7 FINANCIAL & ADMINISTRATIVE SERVICES**

## **8 OPERATIONS**

## **9 TECHNICAL SERVICES**

## **10 PLANNING & DEVELOPMENT**

## **11 COMMUNITY DEVELOPMENT**

## **12 ECONOMIC DEVELOPMENT**

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## **13 GENERAL BUSINESS**

### **13.1 Future of North Queensland Local Government Association**

Council considered the proposal on the future of the North Queensland Local Government Association (NQLGA).

#### **Resolution**

Moved Councillor Woods, seconded Councillor Perry that Council supports option three:

- Invite additional members and become the same area as the Developing Northern Australia.

FOR: Councillors Goddard, Woods, Perry, Bonanno, Bawden and McLaughlin

AGAINST: Councillor Liessmann

CARRIED 6/1

### **13.2 Public Consultation - Plantation Park, Ayr and Mount Inkerman**

#### **Resolution**

Moved Councillor Perry, seconded Councillor Woods that Council displays concept plans for the upgrade of Plantation Park, Ayr and Mount Inkerman for public consultation for a period of five weeks commencing 10 October 2016 to 11 November 2016 with the following groups and venues:

- Burdekin Shire Council Chambers Foyer
- Burdekin Shire Council Website
- Burdekin Library
- Home Hill Library
- Home Hill Harvest Festival Mardi Gras
- Senior Advisory Group
- Burdekin Shire Youth Council
- Building Safer Communities Action Team (BSCAT)
- Economic Action Group
- Burdekin Landcare Association
- Rotary Club – Ayr and Home Hill
- All Schools
- Media Release
- Social Media

CARRIED

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### **13.3 Church Parking**

#### **Resolution**

Moved Councillor Bawden, seconded Councillor Liessmann that Council officers investigate all the church on-street parking and report back to Council with plans and costings.

CARRIED

### **13.4 Leave of Absence - Councillor Goddard**

#### **Resolution**

Moved Councillor Woods, seconded Councillor Liessmann that Council approves Councillor Goddard a leave of absence from 4 October 2016 to 10 October 2016.

CARRIED

### **13.5 Ordinary Council Meeting - Tuesday 11 October 2016 - Reinstated and Tuesday 18 October 2016 - Cancelled**

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor Woods that:

1. Council reinstates the Ordinary Council Meeting held on Tuesday 11 October 2016; and
2. The Ordinary Council Meeting to be held on Tuesday 18 October 2016 be cancelled due to Councillors McLaughlin, Perry, Bonanno and Goddard's attendance at the Local Government Association of Queensland Ltd's Annual General Meeting from 18 October 2016 to 20 October 2016.

CARRIED

### **13.6 Request for Donation - Burdekin Singers and Theatre Company**

Councillor Woods declared a perceived conflict of interest in relation to this item as he is a member of the Burdekin Singers and Theatre Company.

#### **Resolution**

Moved Councillor Perry, seconded Councillor Bonanno that Council supports the donation of five pieces of scrap pipe requested by Burdekin Singers and Theatre Company for the construction of their Water Festival float.

CARRIED

Councillor Woods returned to the meeting.



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## **14 CORRESPONDENCE FOR INFORMATION**

### **14.1 Request for Use of Council Bus - Ayr State High School**

#### **Resolution**

Moved Councillor Bawden, seconded Councillor Woods that while Council is unable to assist with the transport of students to the Tourism Camp to be held in Tully in October due to the distance and availability of Councillors and staff to drive, Council corresponds with Ayr State High School advising that the PCYC bus is available to hire.

CARRIED

### **14.2 Donation - Park Bench - Plantation Park, Ayr**

#### **Resolution**

Moved Councillor Goddard, seconded Councillor Perry that Council advise Mr and Mrs D & H Row that it gratefully accepts the donation of a park bench to be placed in Plantation Park and will liaise with them on an appropriate location for the bench.

CARRIED

## **15 NOTICES OF MOTION**

## **16 URGENT BUSINESS**

## **17 CLOSED MEETING ITEMS**

### **Council Meeting closed to Public under Section 275 of Local Government Regulation 2012**

#### **Resolution**

Moved Councillor Bonanno, seconded Councillor Bawden that the Council meeting be closed to the public under the following sections of the Local Government Regulation 2012:

- 275(1)(a) the appointment, dismissal or discipline of employees;
- 275(1)(e) contracts proposed to be made by it;
- 275(1)(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

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For the purpose of discussing:

- The appointment of a new Chief Executive Officer
- Update on auction held on 17 September 2016
- Proposed dealings with Council land in Mackenzie Street, Ayr

CARRIED

### **Council Meeting opened to Public**

#### **Resolution**

Moved Councillor Bawden, seconded Councillor Bonanno that the Council meeting be opened to the public.

CARRIED

### **17.1 Price Negotiation - Auction - 17 September 2016**

#### **Resolution**

Moved Councillor Liessmann, seconded Councillor Bonanno that in relation to the auction of land for recovery of outstanding rates for property number 8339, held on 17 September 2016, Council approves the CEO to negotiate with the highest bidder within the sale price range as recommended.

CARRIED

### **17.2 Pilot Project**

#### **Resolution**

Moved Councillor Woods, seconded Councillor Bawden that Council writes to Economic Development Queensland advising that Council is prepared to further negotiate the 'ageing in place' pilot project on the corner of Gordon and Mackenzie Streets, Ayr noting concept three as the preferred layout plan.

CARRIED

## **18 DELEGATIONS**

### **18.1 Presentation - Lower Burdekin Landcare Association**

10.00am      Presentation by Mr. Keith Kiloh, Lower Burdekin Landcare Association of the Neem Tree.

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## 18.2 Neem Tree Report

### Resolution

Moved Councillor Goddard, seconded Councillor Liessmann that Council Officers investigate and report to Council on the recommendation to add the Neem Tree to the list of priority pests in the Burdekin Shire Council Pest Management Plan or as a declared local pest in the Council Local Laws.

CARRIED

There being no further business the meeting closed at 5.10pm..

**These minutes were confirmed by Council at the Ordinary Council Meeting held on 4 October 2016.**

**MAYOR**

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### **3.2 Audit Committee Meeting Minutes Approval**

#### **Recommendation**

That the minutes of the Audit Committee Meeting held on 7 September 2016 be received and adopted.



## Burdekin Shire Council Audit Committee Meeting

<b>Meeting</b>	Burdekin Shire Council Audit Committee Meeting		
<b>Date</b>	Wednesday, 7 September 2016	<b>Time</b>	2pm-4pm
<b>Attendees</b>	Cr. John Woods, Cr. Sue Perry, John Zabala (independent chairperson), Kim Olsen, Kathy Cortabitarte, Kevin Byers, Eileen Robinson, Bradley Hutchinson, Dan Mulcahy		
<b>Via teleconference</b>	Charles Strickland (QAO), Dale Hassell (QAO)		
<b>Apologies</b>	Matthew Magin (CEO), Cr. Lyn McLaughlin (Observer)		
<b>Minutes Clerk</b>	Rebecca Woods		

### Agenda Items

1. **Apologies**- Apologies were received from CEO Matthew Magin and from Mayor Lyn McLaughlin who has asked to attend the Audit Committee Meetings as an observer.
2. **Conflicts of Interest**- Nil to declare.
3. **Acceptance of previous meeting minutes**- The previous minutes were accepted as true and correct and were signed by Chairperson John Zabala.
4. **Business arising from previous meeting minutes**
  - 4.1. Audit committee charter has been amended and has been added to the next Council meeting agenda for adoption. After Council has adopted the revised charter, expressions of interest can be called for the new independent audit committee members.
  - 4.2. Rebecca provided the Audit Committee with a copy of the recently completed QAO Fraud and Corruption Control Self-Assessment Tool. The SLG completed the self-assessment tool at the beginning of August and the results have been forwarded to the Department of Infrastructure, Local Government and Planning. The results of the assessment indicate that Council have a number of areas of concern and need for improvement. Kim explained that discussions within the Senior Leadership Group regarding where the governance responsibilities were going to sit within the organisation have come about following completing the self-assessment tool. John Zabala asked that as a next step a presentation be made to the audit committee of the Fraud and Corruption Control Implementation Plan showing the links to addressing the areas of concern within the self-assessment tool.  
  
**Action:** Agenda item for next meeting- Rebecca Woods to present Fraud and Corruption Control Plan to Audit Committee with alignments to risk areas identified in self-assessment tool.
5. **Financial Reporting**
  - 5.1. **Draft financial statements**- The draft financial statements along with a Financial Statements Report and the Report to CEO and Mayor re Financial Statements 30 June 2016 were circulated to all audit committee members prior to the meeting. These are attached. The draft financial statements were discussed and some minor changes were agreed to. It

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## Minutes

was also decided that relevant officers would have further discussions with the QAO prior to finalising the financial statements.

### 5.2. Review management assurance and compliance representations

This has been presented to the audit committee for noting.

The management assurance and compliance representation document has been presented to the CEO and Mayor and has been signed.

## 6. Financial Assets

### 6.1. Final annual infrastructure valuation report

The annual infrastructure valuation report is attached. Kevin provided answers to questions posed by the audit committee.

## 7. External Audit (QAO)

### 7.1. Consider briefing from QAO on emerging issues

Briefing note attached. Onsite visit is due in about 2 and a half weeks' time. Discussions are continuing between LGAQ, QAO and the Department of Planning and Local Government in relation to Related Parties Disclosure requirements. Kathy advised the audit committee that a policy is yet to be decided on based on advice out of these three organisations.

As a result of some actual fraudulent incidents reported this year in other councils in Queensland, the audit will have additional focus on council's vendor bank account change procedures and processes. Kim advised that council have instigated a new process to ensure there are mitigation measures in place for this risk.

### 7.2. Consider QAO audit reports for Council- Nil

### 7.3. Consider need for closed session briefing with QAO excluding management and Internal Audit- A closed session was not required for this meeting.

## 8. Internal Audit

### 8.1. It was noted by the committee that the briefing notes from the Internal Audit Function were provided on the morning of the meeting and that the committee have found it difficult to review these prior to the meeting. Requested that for future meetings, all documentation should be provided at least two working days prior to the scheduled meeting date.

Two draft documents were provided to the audit committee for review.

- Draft Internal Audit Activity Charter
- Draft Internal Audit Plan 2016-2017

As the committee had not had sufficient time to review these documents prior to the meeting, it was decided that they would hold off on adopting the documents until the next audit committee meeting. It was recommended that the documents be provided to the CEO for his feedback and approval also. Brad has asked for feedback from the audit committee directly to him on the draft documents.

### 8.2. Review performance and resourcing of Internal Audit- see attached briefing notes

### 8.3. Report on annual audit plan, including resourcing and budget- see attached briefing notes.

**Action:** Bradley Hutchinson to follow up with audit committee members for their feedback on the draft internal audit documents and make appropriate changes.



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## Minutes

**Action:** Bradley Hutchinson to consult with the CEO and obtain his feedback on the two draft internal audit documents prior to the next audit committee meeting

**Item to be carried over to next agenda- adoption of Draft Internal Audit Activity Charter and Draft Internal Audit Plan 2016-2017**

### 9. Management Update

9.1. HR Strategy (people strategy) - Eileen provided an update on the development of the Burdekin Shire Council People Strategy. The draft People Strategy is currently being reviewed by the SLG and the CEO has been consulted throughout the development process. A range of action plans will be developed out of the People Strategy. At the moment the action plans being developed include a training plan, work area plans and goals, internal career paths, talent and succession planning, reward and recognition programs, mentoring and coaching programs. Along with the action plans, HR has been reviewing recruitment procedures along with a number of HR policies.

9.2. Risk Management Framework- For the next Audit Committee Meeting the Audit Committee would like information about the QAO Risk Maturity Model and an update on Council's Risk Position against the maturity model.

**Action:** Rebecca Woods to utilise the QAO maturity model and workshop with the SLG on Council's current risk position and report back to the Audit Committee.

9.3. Follow up on Audit Issues- Previous audit issues have been monitored.

Outstanding audit issues from the interim audit have been followed up regularly, and a calendar has been distributed to the Councillors on the audit committee to indicate the timeframes for responding to the previous audit issues.

### 10. Other Business

10.1. 14<sup>th</sup> Local Government Internal Auditors Conference- Mackay Queensland- Committee members were advised of the details of this conference via email. John Zabala indicated he planned to attend the conference, and Kim Olsen advised she would be registered for the conference.

Signed by Independent Chairperson

John Zabala

Date:     /     /

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## Minutes

### Action List

Agenda Reference	Action Item	Person Responsible	Due Date	Action Register Reference
4.2	Present Fraud and Corruption Control Plan to Audit Committee with alignments to risk areas identified in self-assessment tool.	Rebecca Woods	12 October 2016	
8.1	Follow up with audit committee members for their feedback on the draft internal audit documents and make appropriate changes	Bradley Hutchinson	30 September 2016	
8.1	Consult with the CEO and obtain his feedback on the two draft internal audit documents prior to the next audit committee meeting	Bradley Hutchinson	7 October 2016 for 12 October meeting	
9.2	Utilise the QAO maturity model and workshop with the SLG on Council's current risk position and report back to the Audit Committee	Rebecca Woods	12 October 2016	

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## **4 REPORTS**

## **5 GOVERNANCE & LOCAL LAWS**

## **6 CLIENT SERVICES**

## **7 FINANCIAL & ADMINISTRATIVE SERVICES**

## **8 OPERATIONS**

## **9 TECHNICAL SERVICES**

### **9.1 Proposed shed within Easement A on RP891966 McIntyre Place Garzotto**

#### **Document Information**

**Referring Letter No:** NA

**File No:** 759

**Name of Applicant:** Tony Ferraris

**Location:** 10 McIntyre Place, Ayr

**Author and Title:** Matthew Ingle, Design Office Manager

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#### **Executive Summary**

Property owner Mary Garzotto, of 10 McIntyre Place, wishes to erect a dwelling and which will encroach on to Easement A RP891966.

#### **Recommendation**

Council resolves to consent to the erection of a dwelling and shed encroaching on to land subject to an easement for drainage and sewerage, Easement A on RP891966, benefiting Burdekin Shire Council.

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## **Background Information**

Easement A RP891966 was created as part of the subdivision of land in McIntyre Place, Ayr. As parts of the lots could not be serviced by reticulated sewerage the easement was conditioned by council.

The property owners wish to erect a dwelling partially within Easement A on RP891966, which is an easement for sewerage and drainage purposes. The dwelling design has been prepared by Tony Ferraris and whilst there are toilets and basins within the easement area, Mr Ferraris has designed the structure so as to allow drainage to occur and maintain compliance with the Queensland Plumbing and Wastewater Code and the Plumbing and Drainage Act 2002.

The shed, which will be wholly within the easement, is intended for storage purposes only, and no water, washing or toilet facilities will be connected to the structure. Erection of the buildings should not cause any detrimental effect on the drainage in the area.

## **Link to Corporate/Operational Plan**

NA

## **Consultation**

Council has liaised with Mr Tony Ferraris

## **Legal Authority or Implications**

Consent of the registered easement holder is required under Section 65(2) of the Building Act 1975 for any building within an easement.

## **Policy Implications**

NA

## **Financial and Resource Implications**

NA

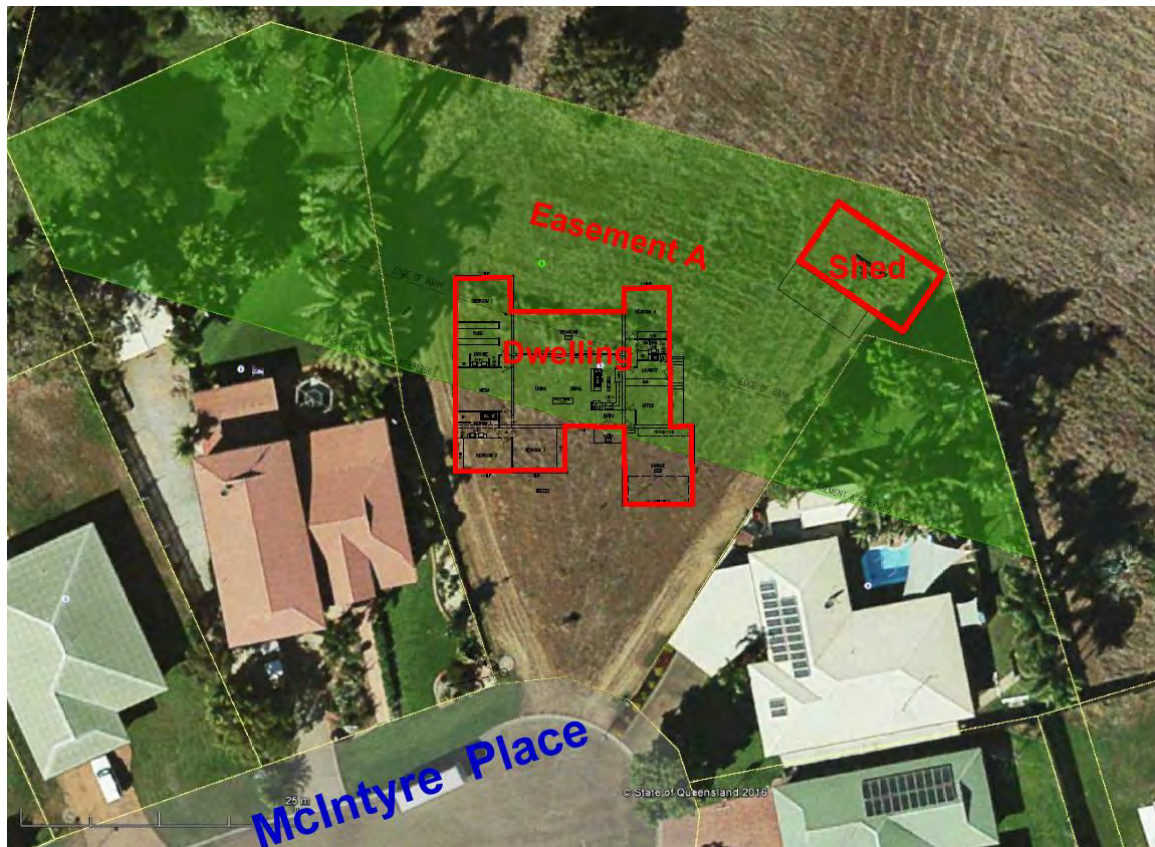
### **Report prepared by:**

Matthew Ingle

### **Report authorised by:**

Matthew Ingle

## Attachments





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## 10 PLANNING & DEVELOPMENT

### 10.1 Development Application Material Change of use for Telecommunication Facility at 357 Beach Road, Ayr (Lot 104 on SP273470 Parish of Antill, County of Gladstone)

#### Document Information

**Referring Letter No:** 1513310

**File No:** 226 (Cons16/0018)

**Name of Applicant:** Optus Mobile Pty Ltd

**Location:** 357 Beach Road, Ayr (Lot 104 on SP273470 Parish of Antill, County of Gladstone)

**Author and Title:** S Great – Manager Planning and Development

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#### Executive Summary

Council has received a Development Application from Daly International on behalf of their client Optus Mobiles Pty Ltd seeking a development permit for a Material Change of Use Telecommunications Facility at 357 Beach Road, Ayr (Lot 104 on SP273470 Parish of Antill, County of Gladstone)

The proposal is for a defined use and triggers an 'Impact Assessable' Development Application in accordance with the provisions of the Burdekin Shire Council's IPA Planning Scheme (the scheme).

#### Recommendation

That Council approves the Development Application for a development permit for a Material Change of Use for a Telecommunications Facility at 357 Beach Road, Ayr (Lot 104 on SP273470 Parish of Antill, County of Gladstone) subject to the following conditions:

#### Approved Plans

- 1.(a) The proposed development must be completed and maintained generally in accordance with the drawing/documents identified in the Table below, except as otherwise specified by any condition of this approval.

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<b>Drawing Title</b>	<b>Drawing/Revision</b>	<b>DATE</b>
Draft Site Layout	B1413-P1, Rev 01	03/05/2016
Draft Site Elevation	B1413-P2, Rev 01	03/05/2016
Draft Property Layout	B1413-P3, Rev 01	03/05/2016
HUAWEI Environmental EME Report		11/05/2016

- (b) Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) will prevail.
- (c) The proposed development must comply with all scheme requirements as applying at the date of this approval, except as otherwise specified by any condition of this approval.
- (d) The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.

### **Rehabilitation**

- 2. If the use is abandoned or ceases operation, the developer must rehabilitate the site by:
  - (a) Removing the monopole and all associated infrastructure, and
  - (b) Revegetate the site to a level compatible to surrounding vegetation or postural use.

### **Outstanding charges**

- 3. All rates and charges (including regulated infrastructure charges), in arrears in respect of the land, subject of the application, are paid in full prior to the commencement of the proposed use.

### **Notice of Intention to commence the use**

- 4. Prior to the commencement of the use on the site, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.

### **Damage**

- 5. Any damage which is caused to Council's infrastructure as a result of construction or use of the proposed development must be repaired immediately.

### **Access**

- 6. The construction of any crossovers to give access to the land is to be the owner's responsibility and must be undertaken to the satisfaction of the Chief Executive Officer.

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## Public Utility Services

7. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

## Stormwater

8. The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

**The following comments are from the Manager of Planning and Development, Mr Shane Great:**

## Background Information

Burdekin Shire Council acting as the Assessment Manager has received a properly made Development Application seeking a development permit for a Material Change of Use to establish a Telecommunications Facility at 357 Beach Road, Ayr (Lot 104 on SP273470 Parish of Antill, County of Gladstone) from Daly International, on behalf of Optus Pty Ltd.

The proposal triggers an 'Impact Assessable' development application in accordance with the provisions of the Burdekin Shire Council's IPA Planning Scheme (*the scheme*).

The proposed Telecommunications Facility is located on land zoned 'Village'. The application has been assessed against the relevant sections of the Scheme including Council's Strategic Framework, Desired Environmental Outcomes and the 'Village Zone' Code.

It is recommended to be approved, subject to conditions.

## The Application:

The proposal is to install a new Telecommunications Facility located in the northern corner of the subject site on a leased area of approximately 100m<sup>2</sup> which will be enclosed by a 2.4m high chain-link fence and gates.

The facility will comprise:

- a 36m monopole;
- attached panel and parabolic antennas;
- An equipment shelter; and
- Fencing and ancillary infrastructure and connections.

The facility will operate primarily as an unmanned facility and only require maintenance generally 2 to 4 times a year. No carparking of formalized access is proposed.

## Site Description/Surrounding Land Uses:

The subject site has previously been cleared and utilised for agricultural purposes. Therefore, no additional clearing of vegetation will need to occur.

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The subject site is part of an undeveloped, relatively flat 9.6ha lot located on Beach Road, Ayr. The facility is intended to be located on the northern corner of the property adjoining the road reserve. The adjoining property to the north is currently used for commercial purposes best described as 'Vehicle and Machinery Sales'.

South of the subject site is a small area of residential properties near Burstal Road and more generally a range of rural purposes. Sutcliffe Estate is located to the North West of the subject site and is predominately residential. The nearest dwelling house is located to the north-west within this Estate and has a separation distance of approximately 160m to the leased area of the subject site. The greater surrounding area to the east of the subject site is used predominantly for rural purposes, being sugar cane farming and some rural residential uses.

The area is considered transitional, noting its zoning within the scheme allows for higher order residential uses and will likely be a future growth area for such purposes.

## **The Use**

The use is best described as a '*Telecommunications Facility*' as defined in the scheme:

### *Telecommunications Facility*

*"Means the use of premises for the purpose of any telecommunications activity other than that defined as a low impact facility under the Commonwealth Telecommunications Act 1997".*

This use falls within the Public Use class of uses within the scheme, similarly to park, public purpose and other community based uses.

It is relevant to note that the scheme requires impact assessment in all zones (rural, residential, retail and commercial, village, public purpose and open space and recreation) except industry within the Burdekin Shire for this use. However, overall Council's current scheme has limited specific content with regard to a telecommunications facility.

Given the nature of a telecommunications facility as a public use/public utility, similar to the provision of infrastructure such as electricity substations, pump stations and other matters that provide infrastructure type services, this by itself is not unusual.

The impact assessment level does not however infer any particular support or lack thereof for the application noting that limited development within Queensland is prohibited, merely that Council's role in assessing the matter must have specific regard to the provisions of the *Sustainable Planning Act 2009* (the "SPA") when undertaking this assessment. Most particularly, the entirety of Council's scheme is to be applicable, not just specific codes.

## **Planning Scheme Assessment**

The subject land is zoned 'Village', with the proposal triggering an 'Impact Assessable' development application. The application has been assessed against the relevant provisions of the Burdekin Shire Council's IPA Planning Scheme (*the scheme*) and as identified above triggers impact assessment under Table 4 – Assessment Categories for the Village Zone – Making a Material Change of Use.

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In assessing the application, consideration has been given to all relevant components of the scheme including the Desired Environmental Outcomes (DEO's), Specific Outcomes and Acceptable Solutions in the 'Village Zone Code'.

No overlays are specifically relevant to the proposal. The Applicant has provided supporting material by way of a planning report submitting how the Applicant believes the proposal will comply with the relevant components of the scheme and includes information addressing important planning matters such as design specifications, site characteristics, visual amenity, and public safety.

Given the nature of the proposal, general compliance with the relevant components of the scheme can be achieved and are summarised as follows:

#### *Desired Environmental Outcomes*

The proposal does not compromise the DEO's of the scheme having regard to each in balance. In particular:

- Economic Development - the proposal will provide opportunities for advances in communication services to the community which will facilitate economic opportunities and diversification of the rural economic base;
- Biodiversity Conservation Values – the proposal does not have any adverse impact on the outcomes sought by this DEO as it will be located in a previously disturbed area anticipated for urban uses and services;
- Urban Development and Infrastructure – the proposal will provide:
  - an improved communications network for the area supporting the adequate and sufficient servicing of the community with necessary development and community infrastructure;
  - will provide better mobile coverage in emergencies;
  - while the facility cannot be invisible as with other infrastructure requirements like power lines effort has been made to minimise visual impacts.
- Community Well Being – the development of the proposed facility is in response to the applicants need to improve their telecommunication services in the catchment area. This will provide a choice and possible benefits for local residences and businesses;

#### *Village Zone Code*

The proposal complies with the overall outcomes sought for the Village Zone. While presently a substantial portion of land within this Zone within the Burdekin Shire is in a transitional phase from rural and rural residential uses, the intent of the Village Zone as identified within the overall outcome sought by the scheme is to ensure that:

- Village Zone land serves a local service function and provides important convenient services to surrounding rural communities. It is specifically sought that villages are provided with an appropriate level of essential services and infrastructure and to see development consolidated to sustain existing services;

- 
- The proposal is for the provision of infrastructure that is provided to other Village Zoned land within the Shire and, as a stand alone infrastructure tower is not incompatible with the existing scale and intensity of land uses within the existing transitory rural residential land uses.

Appendix 1 identifies photographs and a list of other telecommunication facilities within the Shire, many within the Village Zone (or other relevant zones noting the same level of assessment applies to all but industry).

Ultimately however, the proposed use is in compliance with the overall outcome sought for the Village Zone.

Specific outcomes and acceptable solutions for the Village Zone Code have been considered however it must firstly be noted that as the proposal relates to telecommunications infrastructure, many of the specific outcomes within the Village Zone "are inapplicable" (see Specific Outcomes O1, O2, O4, O6, O7, O8, O9, O14, O18).

The specific nature of the facility does not cause any:

- Lighting nuisance and therefore complies with Performance Criteria O5;
- Creates no significant noise nor is noise sensitive itself to comply with Performance Criteria O8;
- The site has good and easy access as it directly adjoins the road reserve to ensure that all vehicles will be able to access the site in a safe and efficient manner to comply with Performance Criteria O11;
- The facility does not impact on air quality or dust and does not cause erosion or liquid waste to impact on Performance Criteria's O13 and O14;
- The small equipment shed is designed for its specific use and is not a habitable space requiring indoor climatic comfort to be considered under Performance Criteria O15;
- The proposal does not impact on water quality and therefore satisfies Performance Criteria O18.

Ultimately, only Performance Criteria dealing with Villages generally in Performance Criteria O16 and O17 is of specific consideration in relation to this proposal.

They are extracted as follows:

Column 1 Specific Outcomes		Column 2 Acceptable Solutions	
Villages Generally			
O16	Development reflects and enhances the village ambience and is in keeping with the existing scale and is sympathetic with the intensity of neighbouring land use and the village itself.	S16	None specified.
O17	Development does not fragment or disrupt the existing pattern of land use.	S17	Development is either: a) in-fill development within the village; or b) on the fringe of the village if it is the only viable option.

These performance criteria deal with the visual amenity of development and must be read in context with the purpose of the Village Zone.

There is no doubt that the facility will be visible as a slender 36m monopole. It is a necessary criteria that such facilities are provided with unobstructed locations close to service areas hence their height and common urban locations. The steps taken to reduce these impacts are:

- the use of the shortest possible tower to gain the required coverage; and
- the use of a monopole as opposed to a lattice structure for the tower (which reduces the visual bulk of the proposed tower); and
- grey painting to blend the tower with the sky.

The proposed site is on the edge of the existing residential development in the immediate surrounding area with land directly to the south and east of the site is all vacant Village zoned land to be developed in future for village purposes and required supporting services.

The subject site is at least 160m from the nearest existing residential property and its visual impact will be ameliorated by that distance as a matter of perspective. See attached example photos take from within Sutcliffe Estate in Appendix 2. The location of the proposed tower on the edge of the existing village does not fragment the existing vacant land or adversely compromise any plans to develop the vacant land for residential or commercial purposes in the future.

It is not considered that the application is in substantial conflict with these remaining Specific Outcomes of the Village Zone Code that would warrant refusal or that could not be justified by reasonable planning grounds. The DEOs of the scheme and the purpose of the Village Zone Code all support the provision of appropriate infrastructure within the zone. While not relevant to assessment of this application, the Council is aware the Applicant undertook an assessment of various sites in the area and has determined the subject land to be the most appropriate to satisfy its requirements.





### **Comment of Submissions:**

The Development Application required public notification.

The application was advertised in the Advocate on Friday the 22nd July, 2016 and at the closing date for submissions on 15th August, 2016 71 properly made submissions were received.

Many duplicate concerns were raised, noting a template submission seems to have been circulated, with additional (but not dissimilar) personal comments being included additionally by some objectors. A number of concerns were also raised that are not valid planning grounds for assessment, given Councils obligations under the SPA.

Summarising the issues of concern, a response is listed below.

### **Incompatible zoning**

*“The proposed site near and within residential land is not considered appropriate for the intended development, and it has not been selected appropriately in accordance with legislation – with other alternative sites strongly expected to exist”*

### **Response:**

The subject land is within the Village Zone of the scheme. The purpose of this zone is not purely residential and the scheme expressly supports the provision of appropriate and reasonable services being provided to residents and businesses within this Zone. The proposal is for a Telecommunications Facility – development within the public use class of uses as defined by the scheme. Throughout the scheme similar facilities exist in this Zone and others. See Attachment 1

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While impact assessment of the proposal is required, this does not mean that the use is inconsistent with the Village Zone. The purpose of the Village Zone Code supports the provision of such services to support the growth of viable Village life.

The proposal is not substantially in conflict with any specific performance criteria within the Village Zone Code, or where such minor conflicts may exist, there are grounds to overcome them.

Some comments from submitters on alternate sites have been made to the Council, however it is important to note the Council may only legally assess the application as provided to it. Council has no ability to condition or direct development to another site not the subject of an application, but must assess the application as provided on its individual merits.

The Applicant maintains that the proposed site was the available site with the least impacts on existing land uses within the catchment area, with regards to residential amenity and existing rural land use.

The proposed facility is located on vacant Village zoned land, 160m from the nearest residential development in Sutcliffe Estate. It adjoins road reserve of Beach Road and a current commercial premise. Any future development within the immediate vicinity of the proposed towers in the ownership of the land owner lessor of the facility and new development be designed to include an appropriate separation distance from the proposed tower to the south and west if required in future.

### **Impacts on liveability**

*“The proposed development is considered to have high potential to negatively impact on the ‘liveability’ of the surrounding area and community, which could result in negative socio-economic impacts for the entire Shire”*

### **Response:**

This submission issue refers to the ‘Liveable communities, State Planning – State interest Guidelines, (2016) and more specifically that people are strongly influenced by the physical environment and land use around them and that matters of scale, intensity and aesthetics will influence how people connect with a place.

This guideline is part of a relevant range of assessment factors to be considered for strategic planning of land use, not individual development. It does not specifically relate to Telecommunications Facilities within the State and the Shire which are a normal and increasingly accepted part of all urban development given the reliance of the public on mobile telecommunication services.

The Council has considered the submitters concerns with regard to the location of other such facilities within the Shire and notes that no such impacts as raised have eventuated, nor is there any evidence to support an allegation that the location of Telecommunications Facilities leads to detrimental social-economic impacts. The provision of this type of infrastructure on a predominantly greenfield site can help to plan and locate different uses in development over that area. It could be considered that the proposed tower will support the future development of the surrounding Village Zone by providing improved telecommunication facilities to it.

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This concern is not considered substantiated on current planning principle for is type of development and is not considered a ground to warrant refusal.

**Inappropriate scale impacting visual amenity**

*“This size and magnitude of the proposed development is considered excessive for the surrounding area”*

**Response:**

The visual amenity impact of the proposal is raised by almost all submitters.

It is acknowledged that the proposal seeks approval of a 36m high tower to be built as a slender single monopole design constructed with the use of appropriate paint colour to blend with the skyline.

Council has received legal advice to assist in the assessment of this application on the merits and has been referred to examples in case law of the Planning and Environment Courts own individual assessment in similar cases.

Council has had particular regard to similar circumstances assessed for a 30m high tower on a hill in a rural residential Zone in the Pine Rivers Shire discussed in the case of *Telstra Corporation Limited v Pine Rivers Shire & Ors [2001] QPE 014*, where the Court held

*“There is no doubt that the proposed tower will be able to be seen from varying viewpoints and distances within the neighbouring locality. However visibility is not the test and no one has a right to preservation of a particular view, although interference with a view may have an effect on amenity (see Cromar Pty Ltd & Anor v Brisbane City Council and Anor [1996] QPELR 84 at 90 per Skoien SJDC). In particular, there is no requirement for facilities such as those proposed to be located so that they cannot be seen. Indeed the nature and operational requirements will ordinarily require them to be elevated structure visible to heights which exceed that of the existing vegetation. It must be remembered that the proposal is not something which is prohibited by the planning scheme. The facilities are a permissible form of development in the Zone.*

*The visibility of the tower to nearby residents must be balanced against those policy provisions of the planning scheme which permit the provision of this form of infrastructure. It must also be balanced against the general community benefit to be derived from the development of a comprehensive telecommunications network”*

Given the current separation distances to existing residential development it is not considered that the proposal represents an unacceptable change to the transitioning nature of the surrounding area.

Investigation by Council officers into the view likely occasioned by residents with the Sutcliffe Estate and surrounding areas has been considered. As can be shown by the photographs within appendix 2, a substantial proportion of the built form will likely be not visible from most residences as no direct visibility to the base of the tower exists or alternatively is from a distance.

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In most instances it will be a background element not within the immediate eye level of any person going about their everyday use.

The site is however highly visible from a vehicle travelling north along Beach Road (less so traveling south due to the existing commercial premises and large trees on the adjoining site). It is not considered that the transient nature of a road users view of the facility while driving along the road is an unacceptable impact.

Council does not discount that the tower will be visible within the surrounding environment, however it is not considered that on balance, the change in the visual environment caused by the proposal is an unreasonable impact on existing residential development, noting that the proposal will provide increased community benefits in expansion of the telecommunication network for the Shire, as well as commuters, emergency services and tradespeople who rely on mobile phone communication.

### **EME radiation exposure**

*“Radiation exposure will result for nearby residents of the development, and as this exposure has the potential to cause illness or health issues, this should be considered significant enough risk to demonstrate this development, at this site, is inappropriate”*

#### **Response:**

While submissions made reference to various materials regarding radio frequency electromagnetic energy (RF EME), in Australia the Commonwealth government directly legislates for the creation and control of telecommunications facilities within the *Telecommunications Act 1997* and its supporting legislation. These include the:

- Telecommunications Code of Practice 1997; and
- Mobile Phone Base Station Deployment Code

It is also a requirement that an electromagnetic energy (EME) report be prepared for all new sites

The application submitted for Council assessment an EME report supplied as part of the supporting material for the application shows a maximum level calculated for the proposed system is below 1% of the current accepted standards for exposure limits.

The applicant has a statutory obligation to comply with the current standards set by the Australian Government.

The Council considers that the current standards imposed by the Commonwealth government within this legislative regime should be respected, particularly noting Council has no specific alternative policy for Telecommunication Facility uses.

### **Impact on housing prices/valuation**

*An issue of concern raised was that the relative proximity of the proposal would de value residential property within the area.*

#### **Response:**

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This seems to be a critical point of contention for a number of submitters.

However, while property values are of great importance to property owners, it is a well-established judicial position that loss of land value attributable to the advent of a development is not a potential planning ground, means this objection is not a relevant planning ground for refusal of the application, nor a ground upon which an Appeal to that Court can be raised.

### **Compliance with relevant planning Legislation**

*The proposed development is not considered compliant with relevant Planning legislation, and therefore if granted may result in numerous negative impacts, such as:*

- *Altering and degrading the character and style of this area;*
- *Degrading the visual amenity of the urban design;*
- *Reducing or degrading peoples access to attractive open areas for recreation;*
- *Being incompatible with the lower density and semi – rural amenity of this village;*
- *Restricting maintenance, upgrades or expansion of roadways (and other infrastructure);*
- *Destroying the village ambience, due to contrasts in scale and neighbouring land use;*
- *Fragmenting and disrupting the existing pattern of land use.*

### **Response:**

Council assessment of the application has confirmed that the proposal does not substantially conflict with the DEOs of the scheme or the Village Zone Code to any extent that cannot be mitigated by conditions or overcome by the relative benefits of the proposal to improve and extend Telecommunications facilities to the Shire.

It is considered that there are suitable grounds to approve the proposed development.

### **Conclusion:**

The proposed telecommunications facility, comprising a 36m high tower with attached antennas and an outdoor equipment shed is to be sited in a location deemed to be a sufficient distance away from any incompatible land uses whilst ensuring adequate coverage is achieved.

In this regard the proposal satisfies the requirements of the *Telecommunications Act 1997*, whilst also addressing coverage deficiencies within the local area.

Telecommunication Facilities such as that proposed are becoming an more ordinary part of any urban landscape and similar to power-lines and power-poles.

It is important to the ongoing economic development of the Shire that our community is provided with modern levels of infrastructure and service for the future and this proposal allows for expansion of the communication network within the area, for the benefit of residents, businesses, emergency services, tradesmen and future development opportunities.

The planning and EME reports prepared by the applicants' consultants and lodged as parts of the application show that there will be very limited environmental and health impacts

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associated with the project and that compliance with the relevant requirements of the *Telecommunications Act 1997* can be achieved.

The proposal is designed and located as best suits the needs of the faculty and to mitigate as far as reasonable the visibility of the tower from surrounding residents. Remaining impacts are considered on balance to be reasonable for the area and need for that facility. Council will impose further conditioned to mitigate further impacts as required.

Council's Development Assessment Team members have assessed the application and in accordance with Section 345 of the Sustainable Planning Act (SPA), have included reasonable and relevant conditions as part of the recommended approval.

Recommendations including conditions have been based on the overall impact the proposed use may have considering the schemes DEO's, Zone Codes, State Interests and after careful consideration of all concerns raised in the submissions received.

Council's Development Assessment Team members are confident that the intended use will not unreasonably impact on existing and future residential amenity. It is therefore recommended that Council approve the application subject to the abovementioned conditions.

#### **Link to Corporate/Operational Plan**

N/A

#### **Consultation**

Given that the Development Application was triggered as 'Impact Assessable', public notification was required. The application was advertised in the Ayr Advocate on Friday the 22 July, 2016 and at the closing date for submissions on 15 August, 2016 there were 71 properly made submission received. All other relative Council Departments have been consulted with any comments/conditions being included as part of the recommendation.

#### **Legal Authority or Implications**

Given the nature of the application and the extent of submissions, a potential risk is present in that any decision made by the Assessment Manager may attract an appeal in the Planning and Environment Court.

#### **Policy Implications**

N/A

#### **Financial and Resource Implications**

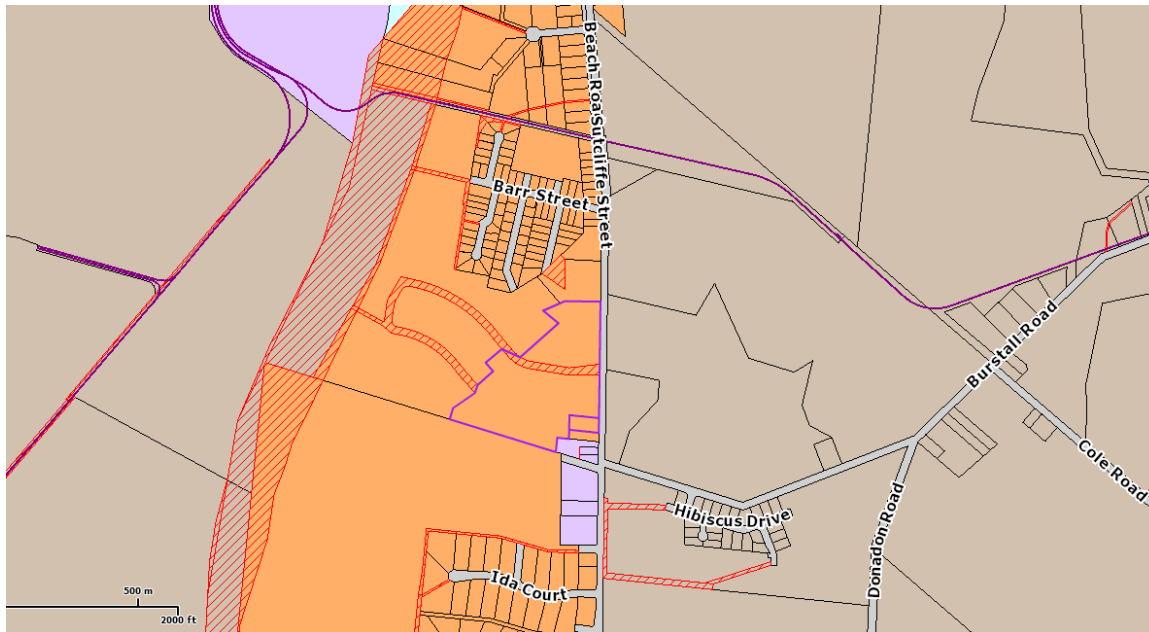
Possible legal fees associated with any Planning and Environment Court appeal.

#### **Report prepared by:**

S Great – Manager Planning and Development

**Report authorised by:**  
S Great – Manager Planning and Development

## Attachments



### Planning Scheme

- Rural
- Rural Industry Sub Area
- Rural Nature Based Recreation Sub Area
- Rural Settlement Sub Area
- Residential
- Residential Low Density Sub Area

### Zone Map

- Retail and Commercial
- Industrial
- Village
- Extractive Industry Sub Area
- Industry Investigation Sub Area
- Public Purpose
- Community Infrastructure Designation
- Open Space & Recreation













## Environmental EME Report 355 Beach Road, AYR QLD 4807

This report provides a summary of Calculated RF EME Levels around the wireless base station

**Date 11/5/2016**

**RFNSA Site No. 4807020**

### Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 355 Beach Road AYR QLD 4807. These levels have been calculated by Huawei using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.36% of the public exposure limit.

### The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

### How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

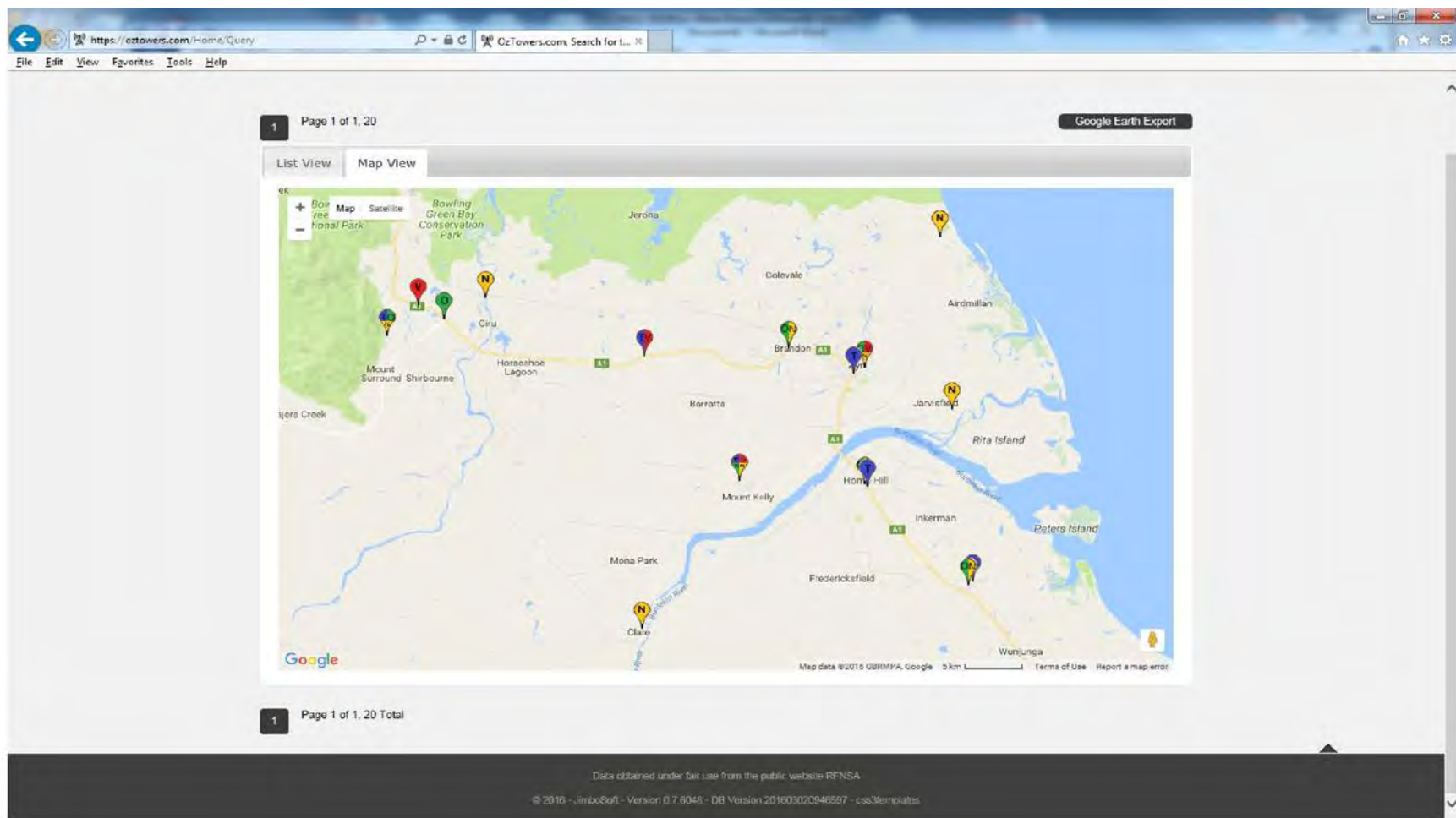
These levels are cumulative and take into account emissions from all mobile phone antennas at this site.













The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m<sup>2</sup>) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).









### Results

The maximum EME level calculated for the proposed systems at this site is 3.089 V/m; equivalent to 25.31 mW/m<sup>2</sup> or 0.36% of the public exposure limit



ID	Location	Distance	Telstra	Optus	Vodafone	NBN
 <a href="#">4807005</a>	133 Young St Ayr QLD 4807	0.11 km	2G 900MHz 3G 850MHz 3G 2100MHz 4G 700MHz 4G 1800MHz			
 <a href="#">4807001</a>	Ayr Water Reservoir, cnr Wickham & Spiller Sts Ayr QLD 4807	1 km		2G 900MHz 3G 900MHz 3G 2100MHz 4G 700MHz 4G 2600MHz	2G 900MHz 3G 900MHz 4G 850MHz	4G 2300MHz
 <a href="#">4808004</a>	Brandon 29 Spiller Street Brandon QLD 4808	5.96 km		3G 900MHz 3G 2100MHz 4G 700MHz 4G 2600MHz		4G 2300MHz
 <a href="#">4807018</a>	Ana Branch 150 Anabran Road, (Moody Rd) Jarvisfield QLD 4807	8.69 km				4G 2300MHz
 <a href="#">4806002</a>	Fifth Avenue Home Hill QLD 4806	9.83 km		2G 900MHz 3G 900MHz 4G 700MHz 4G 2600MHz		4G 2300MHz
 <a href="#">4806001</a>	52 Eighth Ave Home Hill QLD 4806	10.1 km	2G 900MHz 3G 850MHz 4G 700MHz 4G 1800MHz			
 <a href="#">4807003</a>	18 WARANA ROAD QEC Site, off Mt Kelly Drive Lot 108 RP891963 MOUNT KELLY QLD 4807	13.54 km	2G 900MHz 3G 850MHz	3G 900MHz 4G 700MHz	2G 900MHz 3G 900MHz (4G 850MHz)	4G 2300MHz
 <a href="#">4807017</a>	Alva Beach Road Alva QLD 4807	14.1 km				4G 2300MHz
 <a href="#">4808002</a>	31923 BRUCE HIGHWAY West of Ayr, off Bruce Hwy Lot 122 RP891970 BARRATTA QLD 4809	17.58 km	3G 850MHz		2G 900MHz 3G 900MHz 4G 850MHz	
 <a href="#">4806003</a>	LOT 358 Plan SB448 Mount Inkerman Rd INKERMANT QLD 4806	20.95 km	2G 900MHz 3G 850MHz			
 <a href="#">4807002</a>	Mt Inkerman road adjacent to 27 Wallace Rd Inkerman QLD 4806 INKERMANT QLD 4806	21.04 km			2G 900MHz 3G 900MHz 4G 850MHz	
 <a href="#">4806007</a>	Mt Inkerman Mt Inkerman Lookout Rd Home Hill QLD 4806	21.06 km		2G 900MHz 3G 900MHz		4G 2300MHz



ID	Location	Distance	Telstra	Optus	Vodafone	NBN
				(4G 700MHz)		
 <a href="#">4807019</a>	Clare 28 School Road (fronts Ayr-Dalbeg Rd & George St) Clare QLD 4807	28.82 km				4G 2300MHz
 <a href="#">4809003</a>	Giru Mill Street Giru QLD 4809	31.51 km				4G 2300MHz
 <a href="#">4809002</a>	LOT 1 Plan 812297 BRUCE HWY MOUNT SURROUND QLD 4809	34.63 km		2G 900MHz 3G 900MHz		
 <a href="#">4809001</a>	34014 Bruce Hwy East of Piralko Rd, off Bruce Hwy, AYR - TOWNSVILLE HWY 2 MOUNT SURROUND QLD 4809	36.89 km			2G 900MHz 3G 900MHz 4G 850MHz	
 <a href="#">4807016</a>	Booth Property Ayr Dalberg Rd Clare QLD 4807	36.92 km		3G 900MHz 4G 700MHz		
 <a href="#">4816043</a>	Cungulla 9 Frank Randell Drive CUNGULLA QLD 4816	37.03 km		(3G 900MHz)		4G 2300MHz
 <a href="#">4870018</a>	George Rd Clare CLARE QLD 4807	37.68 km	3G 850MHz 4G 700MHz			
 <a href="#">4814011</a>	78 BOSEL RD MOUNT SURROUND QLD 4809	39.16 km	2G 900MHz 3G 850MHz	2G 900MHz 3G 900MHz (4G 700MHz)		

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**Location**

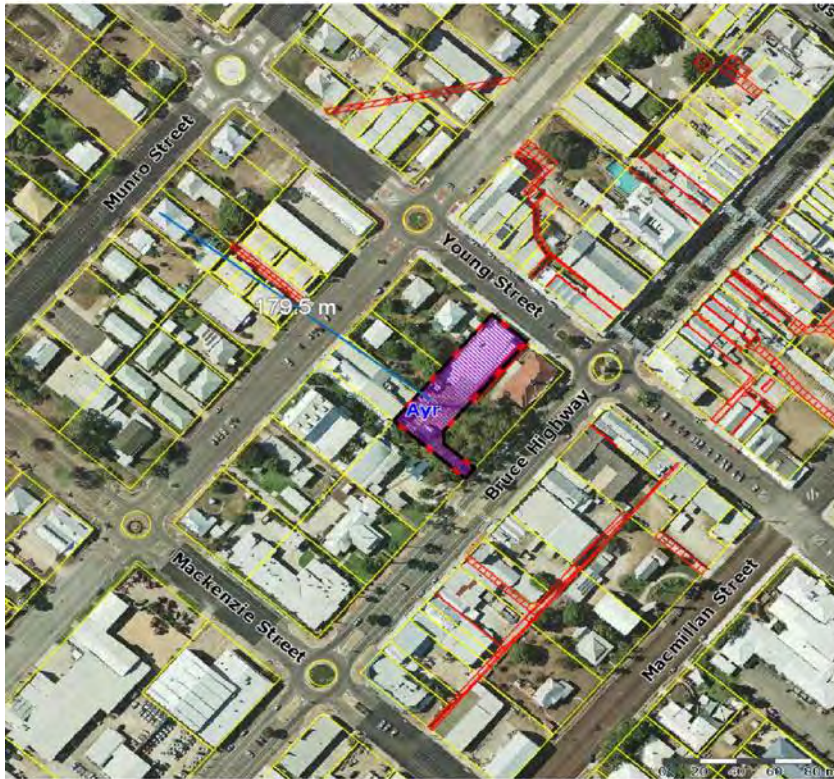
133 Young St Ayr QLD 4807

Elevation: 15.46m

**Services**

Status	Provider	Generation	Spectrum	Band	Proposed	Active	Inactive
Active	Telstra	2G	900MHz		before 2015	before 2015	
Active	Telstra	3G	850MHz	Band 5	before 2015	before 2015	
Active	Telstra	3G	2100MHz	Band 1	before 2015	before 2015	
Active	Telstra	4G	700MHz	Band 28	before 2015	26 Jun 2015	
Active	Telstra	4G	1800MHz	Band 3	before 2015	before 2015	

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**Location**

Ayr Water Reservoir, cnr Wickham & Spiller Sts Ayr QLD 4807  
Elevation: 12.42m

**Services**

Status	Provider	Generation	Spectrum	Band	Proposed	Active	Inactive
Active	Optus	2G	900MHz		before 2015	before 2015	
Active	Optus	3G	900MHz	Band 8	before 2015	before 2015	
Active	Optus	3G	2100MHz	Band 1	before 2015	before 2015	
Active	Optus	4G	700MHz	Band 28	before 2015	08 May 2015	
Active	Optus	4G	2600MHz	Band 7	before 2015	08 May 2015	
Active	Vodafone	2G	900MHz		before 2015	before 2015	
Historical Active	Vodafone	3G	850MHz	Band 5	before 2015	before 2015	16 Nov 2015
Active	Vodafone	3G	900MHz	Band 8	before 2015	before 2015	
Active	Vodafone	4G	850MHz	Band 5	16 Nov 2015	16 Nov 2015	
Active	NBN	4G	2300MHz	Band 40	before 2015	before 2015	

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## Location

Brandon 29 Spiller Street Brandon QLD 4808  
Elevation: 11.54m

## Services

Status	Provider	Generation	Spectrum	Band	Proposed	Active	Inactive
Historical Proposal	Optus	2G	900MHz		13 Feb 2015		11 Jul 2016
Active	Optus	3G	900MHz	Band 8	13 Feb 2015	11 Jul 2016	
Active	Optus	3G	2100MHz	Band 1	13 Feb 2015	11 Jul 2016	
Active	Optus	4G	700MHz	Band 28	13 Feb 2015	11 Jul 2016	
Active	Optus	4G	2600MHz	Band 7	13 Feb 2015	11 Jul 2016	
Active	NBN	4G	2300MHz	Band 40	before 2015	before 2015	





### Location

Fifth Avenue Home Hill QLD 4806

Elevation: 15.47m

### Services

Status	Provider	Generation	Spectrum	Band	Proposed	Active	Inactive
Active	Optus	2G	900MHz		before 2015	before 2015	
Active	Optus	3G	900MHz	Band 8	before 2015	before 2015	
Active	Optus	4G	700MHz	Band 28	28 May 2015	15 Feb 2016	
Active	Optus	4G	2600MHz	Band 7	28 May 2015	15 Feb 2016	
Active	NBN	4G	2300MHz	Band 40	before 2015	before 2015	





### Location

52 Eighth Ave Home Hill QLD 4806

Elevation: 14.08m

### Services

Status	Provider	Generation	Spectrum	Band	Proposed	Active	Inactive
Active	Telstra	2G	900MHz		before 2015	before 2015	
Active	Telstra	3G	850MHz	Band 5	before 2015	before 2015	
Active	Telstra	4G	700MHz	Band 28	before 2015	23 Mar 2015	
Active	Telstra	4G	1800MHz	Band 3	before 2015	23 Mar 2015	



Other approved Telecommunication facilities in the Burdekin Shire

Applicant	Address	Assessment level	TP Zone	Decision	Date	Height	Submissions
Optus Pty Ltd	142 Brock Road, Clare	Impact	Rural	Approved	09.11.10	100m	Nil
Daly International Pty Ltd	Cartys Road, Millaroo	Impact	Open Space & Recreation	Approved	08.11.11	30m	Nil
NBN Co Ltd (Aurecon)	Giru Bowls Club, Mill Street, Giru	Impact	Rural	Approved	16.10.12	25m	Nil
NBN Co Ltd (Aurecon)	226 Annabranth Road, Jarvisfield	Impact	Rural	Approved	18.12.12	40	2
NBN Co Ltd (Aurecon)	1353 Beach Road, Ayr	Impact	Rural	Approved	27.11.12	35m	1
NBN Co Ltd (Aurecon)	George Road, Clare	Impact	Rural	Approved	13.11.12	30m	1
NBN Co Ltd (Aurecon)	29 Spiller Street, Brandon	Impact	Residential-LDSA	Approved	13.11.12	40m	Nil
NBN Co Ltd (Aurecon)	Mill Street, Giru	Impact	Rural	Approved	22.1.13	40m	Nil
Telstra Corp	Ayr Dalbeg Road, Dalbeg	Impact	Rural	Approved	28.06.16	60m	Nil







1.



2.



3.



4.





5.



6 Towards Kalamia Mill



## 7 Towards Proposed Tower



8.



9.



10.





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**11 COMMUNITY DEVELOPMENT**

**12 ECONOMIC DEVELOPMENT**

**13 GENERAL BUSINESS**

**14 CORRESPONDENCE FOR INFORMATION**

Tabled Separately

**15 NOTICES OF MOTION**

**16 URGENT BUSINESS**

**17 CLOSED MEETING ITEMS**

**18 DELEGATIONS**

**18.1 Presentation - Burdekin Shire Council Rural Management Team**

10.00am      Presentation – Burdekin Shire Council Rural Management Team

