



SCENIC RIM REGIONAL COUNCIL

Planning & Development Committee

Report

Meeting held in the Council Chambers

82 Brisbane Street

Beaunesert

Tuesday, 18 September 2018

Commenced at 10.00 am

Meeting adjourned at 10.42 am

Meeting resumed at 10.55 am

SCENIC RIM REGIONAL COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

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PLANNING & DEVELOPMENT COMMITTEE

REPORT

CHIEF EXECUTIVE OFFICER

I advise that the Committee met on **Tuesday, 18 September 2018**. Councillors present:

Cr N J Waistell, Chair
Cr G R Christensen, Mayor
Cr R J Stanfield, Deputy Mayor
Cr N O'Carroll
Cr V A West
Cr M J Enright
Cr D A McInnes

ATTENDANCE

Executive Officers

J Gibbons, Chief Executive Officer
R Cahill, Acting Chief Finance Officer
D Moore, Manager Community & Culture / Acting Director Regional Services
C Gray, Manager Works / Acting Director Infrastructure Services

Staff

S Coleman, Coordinator Governance and Corporate Policy
S Keepence, Minute Secretary
L Stubbs, Communications and Engagement Coordinator

APOLOGIES

DECLARATIONS OF INTEREST BY MEMBERS

Cr Christensen declared a conflict of interest in Item 3.1 as his brother's company performs earthworks related to Philip Usher Constructions. Cr Christensen informed the Committee that he would leave the meeting room while the item is considered.

Cr Enright declared that he may be perceived to have a conflict of interest in Item 3.2 as he holds Telstra shares. Cr Enright left the room while the Committee determined whether he could participate in discussion and voting on the item. It was moved Cr Waistell, seconded Cr O'Carroll, that Cr Enright may remain in the room and take part in discussions and voting on Item 3.2.

Carried

Cr Enright returned to the meeting room.

Cr McInnes declared that he may be perceived to have a conflict of interest in Item 3.2 as he holds Telstra shares. Cr McInnes left the room while the Committee determined whether he could participate in discussion and voting on the item. It was moved Cr Waistell, seconded Cr Stanfield, that Cr McInnes may remain in the room and take part in discussions and voting on Item 3.2.

Carried

Cr McInnes returned to the meeting room.

The following Officers attended the meeting and joined discussions on the items listed.

Thor Nelson, Team Leader Development Assessment, Planning (Item 3.2)
John Creagan, Coordinator Development Assessment, Planning / Acting Manager Planning (Items 3.1, 3.2 and 3.3)
Kanan Saraiya, Senior Land User Planner (Infrastructure) (Item 3.3)
Randall Deans, Manager Health Building & Environment (Item 3.4)
Jodie Vanstone, Team Leader Compliance Services (Item 3.4)

Reception of Deputations by Appointment / Visitors

Nil

PLANNING & DEVELOPMENT COMMITTEE

REPORT

Please note: The Committee resolved to go into closed session in accordance with the provisions of s.275 of the Local Government Regulation 2012 to discuss the items of business indicated as closed in the Committee Report.

At the conclusion of these items, the Committee resolved to resume in open session. The Committee's recommendation on each item, discussed in closed session, is as detailed at the end of each item in the Report.

1. EXECUTIVE

Nil.

2. CHIEF FINANCE OFFICER

Nil.

Moved Cr Waistell, seconded Cr McInnes that Item 3.1 be considered following Item 3.5 to allow the Mayor to leave the meeting due to his declared conflict of interest. It was noted that the Mayor would then not return to the meeting due to travel commitments.

Carried

3. REGIONAL SERVICES

3.1 MCU18/008 & RAL18/005 Combined Application Seeking a Development Permit for Material Change of Use (Aged Care Persons Accommodation) and Reconfiguring a Lot, Philip Usher Constructions Pty Ltd c/- Wolter Consulting Group Lot 5 SP14549

Executive Officer: Acting Director Regional Services

File Reference: MCU18/008 & RAL18/005

Applicable Planning Scheme	<i>Beautesert Planning Scheme 2007</i>
Applicant	Wolter Consulting Group
Owner(s)	Philip Usher Constructions Pty Ltd
Site Address	Hawthorn Street BEAUDESERT
Real Property Description	Lot 5 SP145499
Site Area	20.74 ha (207,400m ²)
Relevant Zone and Precinct	Beautesert Township Zone Residential Precinct
Proposal	Combined Application Seeking a Development Permit for a Material Change of Use (Aged Persons Accommodation) and Reconfiguring a Lot (1 into 98 Residential Lot Subdivision plus 5 Balance Lots)
Assessment Level	Impact Assessment
Approval Type	Combined Application Seeking a Development Permit for Material Change Of Use and Reconfiguring a Lot
Public Notification	24 May 2018 to 14 June 2018
Submissions Received	Nil
Date Application Deemed Accepted	8 February 2018

Director's Recommendation

1. That Council resolve to approve the development in respect of the following property:

Real Property Description: Lot 5 SP145499
Address of property: Hawthorn Street BEAUDESERT
Site area: 207,400m²
Proposal: Combined MCU18/008 & RAL18/005 Aged Persons Accommodation and Reconfiguring a Lot (1 into 98 Residential Lot Subdivision plus 5 Balance Lots)

2. **Currency Period of Approval**

The currency period for this **Material Change of Use (Aged Persons Accommodation)** approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

The currency period for the **Reconfiguring a Lot (1 into 98 Residential Lot Subdivision plus 5 Balance Lots)** approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

3. **Conditions of Approval:**

- a) A Development Permit is given for Material Change of Use (Aged Persons Accommodation) and Reconfiguring a Lot (1 into 98 Residential Lot Subdivision plus 5 Balance Lots) subject to the following conditions:

Material Change of Use (Aged Persons Accommodation)

Approved Plans

- 1) **USE IN ACCORDANCE WITH THE APPLICATION - MATERIAL CHANGE OF USE -** Development being undertaken generally in accordance with the Approval Plans, and accompanying documentation, except insofar as it is modified by the conditions of this approval. The Approved Plans are limited to the following drawings:

Plan No.	Rev	Plan Title	Date
DA-A3-01	F	Site Plan prepared by Philip Usher Construction	13-12-17
DA-A3-02	F	Open Space prepared by Philip Usher Construction	13-12-17
DA-A3-04	F	Unity Type Floor Plans prepared by Philip Usher Construction	13-12-17
DA-A3-05	F	BT-3 Floor Plan prepared by Philip Usher Construction	13-12-17
DA-A3-06	F	BT-3 Elevations prepared by Philip Usher Construction	13-12-17
DA-A3-07	F	BT-4 Floor Plan prepared by Philip Usher Construction	13-12-17

DA-A3-08	F	BT-4 Elevations prepared by Philip Usher Construction	13-12-17
DA-A3-09	F	Community-Admin Bldg prepared by Philip Usher Construction	13-12-17
DA-A3-10	F	Community-Admin Bldg Floor Plan prepared by Philip Usher Construction	13-12-17
DA-A3-11	F	Community-Admin Bldg Elevations prepared by Philip Usher Construction	13-12-17

General

- 2) **COMMENCEMENT OF USE** - Prior to the use commencing, the Applicant shall advise Council's Planning Department in writing, of the proposed commencement date.
- 3) **DEFINITION COMPLIANCE AND EXCLUSIONS** - The approved use and associated ancillary activities shall at all times comply with the definition of Aged Persons Accommodation as identified under, *Part 1: Defined Uses* of the *Beautesert Planning Scheme 2007*.
- 4) **FINAL PLAN OF SURVEY** - Reconfiguration of the site will occur generally in accordance with the approved plans or as amended and approved by Council. A final plan of survey that conforms with the approved plan is to be submitted for Council's endorsement prior to the commencement of the use.
- 5) **EASEMENT ARRANGEMENTS** – All necessary documentation facilitating the implementation or amendments to easements arising from the reconfiguration component of the development will be undertaken at no cost for Council.
- 6) **PAYMENT RATES AND CHARGES** - Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the *Local Government Act 2009*, the *Planning Act 2016* or any other relevant Act.
- 7) **STATE PLANNING POLICY** - The development must meet State Planning Policy's - *Natural Hazards Risk and Resilience*, Medium Potential Bushfire Intensity Hazard requirements before plan sealing. Management techniques must not impact on open space area and are to be proposed within private land.
- 8) **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN** - Revision of the layout proposed to reflect effective CPTED principles with fencing 50% open to allow passive surveillance from lot 1004 (Aged Care) over Open Space Lots 1002 and 1003.

Car parking and Access

- 9) **ACCESS TO COUNCIL ROAD** - The development must provide an access crossover off Finch Road to Council Standards with the appropriate signage and sufficient capacity to cater for two lane movements and generally in accordance with Scenic Rim Regional Council Standard Drawing R-06. The access provisions shall be maintained in good condition for the lifetime of the proposed use.

A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council. A Road Corridor Use approval is required for any access construction work. The works required by this condition are to be completed prior to the commencement of the use.

- 10) **WORKS WITHIN EXISTING ROAD RESERVES** - A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council. The works required by this condition are to be completed prior to the commencement of the use.
- 11) **CAR PARKING & DRIVEWAYS – CONCRETE / FLEXIBLE PAVEMENT WITH AC SEAL** - All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Design & Construction Manual. All pavements will be designed to suit the proposed vehicle loadings with the individual pavements constructed as either a rigid pavement (reinforced concrete pavement) or alternatively as a flexible pavement (asphalt concrete (AC) seal), from the property boundary.

The internal car parking layout is to be generally in accordance with the approved plans.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for the intended purposes.

The car parking and driveway provisions must be available prior to the commencement of the use and must be maintained in good condition for the lifetime of the proposed use.

- 12) **CAR PARKING NUMBERS** - In addition to the car parking associated with individual units or staff (cover and/or undercover), the development must provide a total of eighty-eight (88) car parking spaces for visitors including twelve (12) space for People With Disabilities (PWD). One (1) Small Rigid Vehicle - SRV and a pick up / set down area will also be made available as shown in the approved plans. Due regard must also be held with the requirements of the Building Code of Australia for parking for people with disabilities.
- 13) **CAR PARKING ON-SITE** - All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site. All vehicle movements to and from the site, inclusive of service vehicles, are to be conducted in forward gear. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 14) **VEHICLE LOADING / UNLOADING** - All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.

Stormwater Drainage

- 15) **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.

- 16) STORMWATER DISCHARGE AND DISPOSAL** - The development must provide for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM) and Council's Design and Construction Manual.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice. The works required by this condition are to be completed prior to the commencement of the use. The final design and construction of these works will be the subject of an application for Operational Works with Council.

- 17) EROSION CONTROL** - The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works. Such control measures are to be in accordance with *"Best Practice Erosion and Sediment Control, IECA, 2008"*.

Earthworks Design and Management

- 18) EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAYS AND ALLOTMENT FILLING)** – All earthworks associated with the car-parking areas, access driveway(s) and the building works will be undertaken in accordance with Council's Design and Construction Manual.

- 19) RETAINING WALLS** - All retaining structures and earthen batters are to be located outside the area notated as open space.

Landscaping

- 20) LANDSCAPING WORKS** - The development must provide a Landscape Management Plan prior to any landscaping works being undertaken. The development must facilitate the design, installation and maintenance (for the period of one year) of landscaping works, within the individual road reserve(s) (ie. street trees) throughout the development or the relevant stage. The landscaping of the site shall incorporate the preservation of existing vegetation where possible. The works required by this condition will be the subject of an Operational Works Application with Council.

Electrical Works

- 21) ELECTRICITY** - The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the buildings / structures associated with the approved use or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs.
The works required by this condition are to be completed prior to the commencement of the use.

- 22) CAR-PARK LIGHTING & SECURITY GENERAL** - The development must provide adequate lighting to the open area car-parking facilities and all pedestrian links to the requirements of the relevant Australian Standards within AS1158 – Lighting for Roads and Public Spaces and AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. The lighting to the aforementioned areas will be maintained in good condition for the lifetime of the proposed use.

The works required by this condition are to be completed prior to the commencement of the approved use. The lighting to the aforementioned areas will be maintained in good condition for the lifetime of the proposed use.

- 23) AIR CONTAMINANTS** - A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.
- 24) LIGHT EMISSIONS** -- Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.
- 25) NOISE DISTURBANCE** - The activity must be carried out by such practicable means necessary to prevent or minimise the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.
- 26) NOISE EMISSION LIMITS-** If a complaint (other than a frivolous or vexatious complaint) is made to the administering authority, the emission of noise from the premises must not exceed the levels prescribed by Table 1 (below).

Table 1

Time Period	At dwelling or other Noise sensitive place	At commercial premises
Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)
Night time (10:00pm-7:00am)	Background +3dB(A)	Background +8dB(A)
	Background=LA ₉₀	Background=LA ₉₀

The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are provided in the *Environmental Protection Act 1994*.

- 27) EROSION & SEDIMENT CONTROL** - Appropriate erosion and sediment control measures must be installed and maintained as required to prevent or minimise the release of sand, silt or mud from the premises to any stormwater drainage system or any natural waterway.
- 28) RELEASES TO WATER** - Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
- 29) WASTE** - Waste is not to be stockpiled so as to cause environmental nuisance or attract flies.

- 30) **WASTE STORAGE** - All waste produced at the site must be stored in appropriate containers/receptacles of a sufficient number to receive all waste generated at the site. Waste containers/receptacles must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste.
- 31) **WASTE REMOVAL** - All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.
- 32) **PESTS & VERMIN** -Organic substances likely to provide a food source for vermin must be stored in a sealed and airtight storage container to exclude access by pests or vermin.
- 33) **FOOD PREMISES – CONSTRUCTION AND FIT-OUT** - Food preparation and handling facilities must be designed, constructed fitted-out and maintained to comply with Australian Standard AS 4674-2004 Design, construction and fit-out of food premises and Chapter 3.2.3 of the Australia New Zealand Food Standards Code.

Reconfiguring a Lot (1 into 98 Residential Lots plus 5 Balance Lots)

Approved Plans

- 1) **AMENDED PLANS TO BE SUBMITTED** - The following plans/drawings:

Plan No.	Rev	Plan Title	Date
16-0394_01	1	Site Plan prepared by Wolter Consulting Group	04-04-18

Must be amended and resubmitted generally in accordance with the following amendments:

- Site frontages are to be greater than or equal to 15m in width; and
- Revise detail of the drainage reserve lot 1003 (bio-basin) to ensure access and usability of the open space lot 1002 is granted from all stages in the development.

General

- 2) **FINAL PLAN OF SURVEY** - Subdivision of the site occurs generally in accordance with the proposal plans with reference number 16-0394_01 Rev i dated 4 April 2018 prepared by Wolter Consulting Group titled "*Plan of Reconfiguration Corsa Street, Beaudesert*". A final plan of survey that conforms to the approved staged plans and showing any service easements arising from the approved reconfiguration is to be submitted for Council's endorsement.
- 3) **SERVICE TO LOTS - GENERAL** - Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, sewer, and telecommunications). Documentary evidence of this will be Queensland's Connection Certificate, Energex's Certificate of supply and any other relevant certificate.

- 4) **PUBLIC UTILITIES** - The development must provide telephone and broadband network services to all proposed lots within the development to the standards of the services provider (Telstra guidelines and NBNCo Guidelines for Fibre to the Premises - Underground Deployment). Adequate provision shall be made in all streets, accesses strips and easements to cater for the public utility services that would normally service the development. The development must provide appropriate road crossing conduits in accordance with requirements of Council. Where concrete footpaths are to be constructed, the conduits shall be extended to a suitable location between the property boundary and footpath edge. Utilities are to be installed within their allocated corridors and in compliance with Council standards.

Access and Roads

- 5) **NEW ROADS** - The development must provide the construction of the new roads, road intersections and ancillary works in accordance with *Complete Streets*, Austroads Publications and *Council's Design and Construction Manual*. All new road pavements are to be provided with Asphaltic Concrete (AC) sealed pavement. The kerb and channel is to be provided on both sides of the street.
- 6) **ROAD PAVEMENT** – The road pavement widths and geometric layout shall be sufficient to make adequate provisions for Council's refuse collection vehicles and public transport movements. The kerb and channel is to be provided on both sides of the street and will be constructed in accordance with Council's Standard Drawings. All new road pavements are to be provided with asphalt concrete - AC surfacing, concrete kerb and channel, underground stormwater drainage and sub-surface drainage works, truncations where needed, all necessary traffic signage as and where required, in accordance with Council's current standards.
- 7) **TEMPORARY TURNAROUND AREA** – The development must provide a nine (9) metres minimum radius temporary turnaround area at the end of the new roads to be constructed in the stage. The location of these temporary turnaround areas will be defined with the Operational Works application and in any case must not impede the achievability of a safe and efficient access to the adjoining lots. The temporary turnaround areas will be fully contained within the road reserve.
- 8) **ROAD SIGNS** – All traffic signs and delineation shall be installed in accordance with the *Manual of Uniform Traffic Control Devices - MUTCD* and all other relevant Department of Transport and Main Roads design manuals and guidelines, as directed by the Council's representative. "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.
- 9) **ACCESS TO COUNCIL ROAD** - An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions must be maintained in good condition for its lifetime.
- 10) **ACCESS TO LOTS 20, 22 & 23 & 71** - The development must provide the access crossovers for these lots in accordance with Council's requirements as part of an Operational Works application.

- 11) ACCESS DRIVEWAYS FOR LOTS 22 & 71** - The development must provide a concrete access driveway from the property boundary and for the full length of the access handles facilitating access to these lots or any other lot resulting in an access handle being provided as part of redesign. Access driveways are to be no less than three (3) metres wide. The design and construction of these works will be subject of an Operational Works application.
- 12) WORKS WITHIN EXISTING ROAD RESERVES** - A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works. However, access crossovers provided by the estate's developer are to be included in an Operational Works application.
- 13) FOOTPATH / PEDESTRIAN LINKS** – In addition to the footpath requirements of the estate's roads cross sections, the development must provide pedestrian links with the existing estate (to Corsa Street and Hugo Drive) as shown in the approved plan in the form of shared paths. The design and construction of the works required by this condition are to meet the specifications of *Council's Design and Construction Manual*. Detailed design is to be provided with the Operational Works application.

Stormwater Management

- 14) ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development is not to adversely impact upon downstream owners. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.
- 15) STORMWATER DISCHARGE** - The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the *Queensland Urban Drainage Manual* (QUDM). The development is to adopt the stormwater management strategy outlined in the Stormwater Management Plan prepared by SMEC Pty Ltd Rev B dated 21 December 2017. Detailed design is to be provided with the Operational Works application.
- 16) INTER-ALLOTMENT DRAINAGE** - Inter-allotment drainage systems are to be provided where discharge to the road or street drainage system cannot be achieved. They are to be designed to the requirements of QUDM. Easements are to be provided where the drainage system traverses lots and to provide, where necessary, a connection to a legal point of discharge.
- 17) SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP)** – Prior to the commencement of the Operational Works on the site, a properly prepared comprehensive Erosion and Sediment Control Plan must be submitted as part of the Operational Works Application. The report is to comply with the *Best Practice Erosion and Sediment Control (BPESC)* Guidelines (International Erosion Control Association - IECA Australasia).

Electrical Reticulation Works

- 18) ELECTRICITY** – The development must provide for the collection and disposal of stormwater drainage flows) to all proposed lots within the development. Underground service is to be provided. Prior to the endorsement of survey plans, a written evidence in the form of a Certificate of Supply from Energex indicating that satisfactory arrangements had been made for the supply of electricity to all the proposed lots must be supplied. Consumer power lines not contained wholly within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.
- 19) STREET LIGHTING** – STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN accordance with the Australian Standard Code of practice for public lighting, AS1158. Street lighting shall be located at intersections, at the end of cul-de-sacs and dead-ends. All street lighting shall be certified by a *Registered Professional Engineer of Queensland (RPEQ)*. The existing surrounding type of lighting is to be considered when choosing the style of lighting. High pressure sodium or other approved energy efficient lamps are to be used.

Miscellaneous Works

- 20) EARTHWORKS AND ALLOTMENT FILLING** – All earthworks and allotment filling is to be undertaken in accordance with Council's *Design and Construction Manual*, to Council's satisfaction.
- 21) RETAINING WALLS** – The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures must not encroach onto any adjoining property or road reserve. Any retaining wall higher than 1.0 metre will require approval under a Building Application. However, if retaining walls are required on lots to achieve designed levels for the estate or to facilitate road earthworks this will require approval under an Operational Works Application.
- 22) EASEMENT ARRANGEMENTS** – All necessary documentation facilitating the implementation or amendments to easements arising from this reconfiguration will be undertaken at no cost for Council.
- 23) SURVEY INTEGRATION** – With the submission of the plan of survey for every stage, the Survey control documentation and a CAD (Computer Aided Drafting) presentation of the reconfiguration layout must be provided. The documentation shall utilise and make reference to the Australian Mapping Grid and Australian Height Datum.

Administrative Provisions

- 24) PAYMENT RATES AND CHARGES** - Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the *Local Government Act 2009*, the *Planning Act 2016* or any other relevant Act.

4. Referral Agency Conditions

Not applicable.

5. Advisory Notes

- a) **FINAL PLAN OF SURVEY** – All conditions are to be complied with before or at the time the Applicant lodging an application for the signing of the Final Plan of Survey unless otherwise stated herein. The applicant may apply for a staged approach for the plan of survey.
- b) **ROAD NAMING** – An application seeking the approval of nominated road names is to be lodged with Council prior to the lodgement of an Operational Works application for the site. It is required that the approved road names be shown in the final plan of survey.
- c) **ADVERTISING SIGNS** – Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444. The majority of advertising devices require a licence in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.
- d) **FOOD LICENSING** – If food is prepared on site it will be required to be licensed and approved by Council in accordance with the *Food Act 2006*. Further information and the relevant application forms can be obtained by calling Council's Health & Environment area on 07 5540 5111. The licence is required before operation is commenced
- e) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- f) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to section 73 of the *Planning Act 2016*.
- g) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
 - (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).

- h) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six (6) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- i) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
- (i) It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.
- (ii) The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

6. Further approvals are required for:

- An Operational Works approval is required for the civil, electrical engineering and landscaping works associated with this development.
- A Building Works approval is required for all building works associated with the proposed development, prior to undertaking and building work on the subject property.
- A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property

7. Administrative Action:

That Decision Notices be issued in accordance with s.63 of the *Planning Act 2016* to the Applicant, submitter/s and referral agencies.

Committee Recommendation

That this item be referred for further consideration to the Ordinary Meeting to be held on 24 September 2018.

Moved: Cr West

Seconded: Cr Enright

Carried

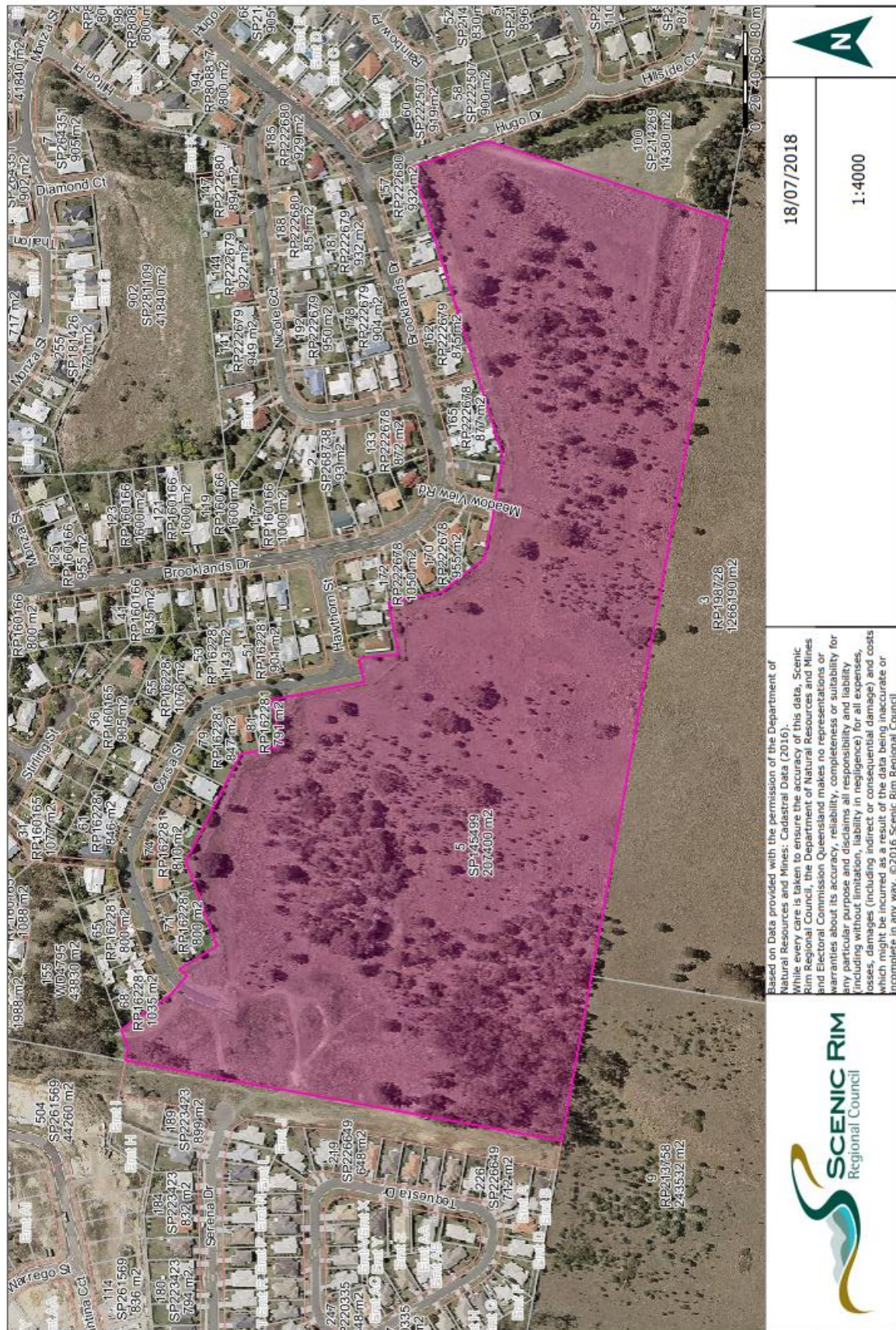
At the commencement of the meeting Cr Christensen declared a conflict of interest in this item. Cr Christensen left the meeting and did not take part in discussion or voting on this item.

Cr Christensen did not return to the meeting room.

Attachments

1. Site Plan.
2. Draft Approved Plans.
3. SARA Response.

Attachment 1 - Site Plan



Attachment 2 - Draft Approved Plans



WOLTER
consulting group

Z Planning Urban Design Landscape Environment Surveying
 Brisbane Level 2, 1 Breakfast Ct Road, Newstead, QLD 4006 Phone: (07) 3556 5200

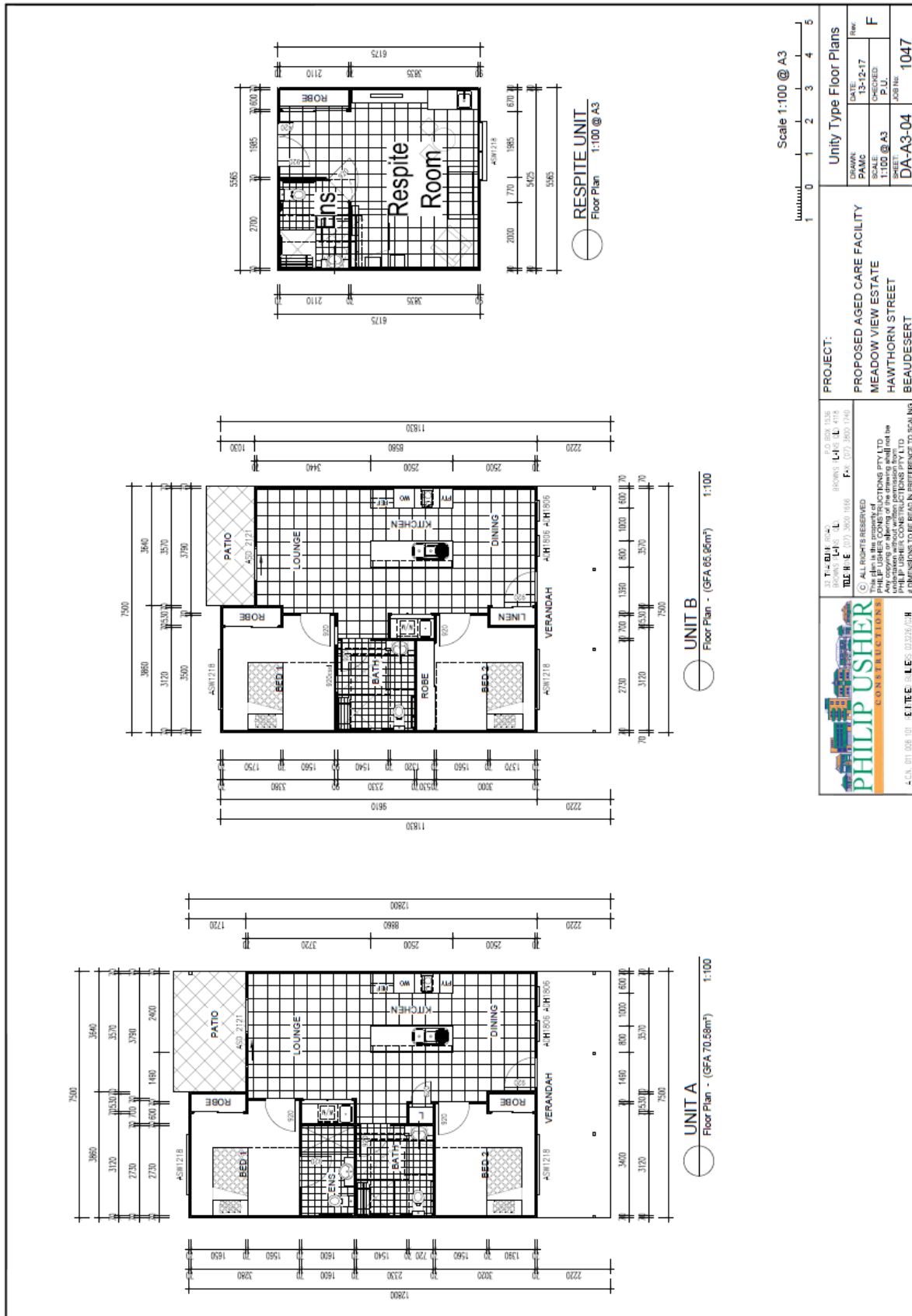
Plan of Reconfiguration
Corsa Street, Beadesert
 Description Cancelling Balance of Lot 5 on SP145459
 Locality Beadesert



DRAWING NO.	VERSION
16-0394_01	1
DATE DRAWN	SHEET NO.
04-04-2018	1 of 1

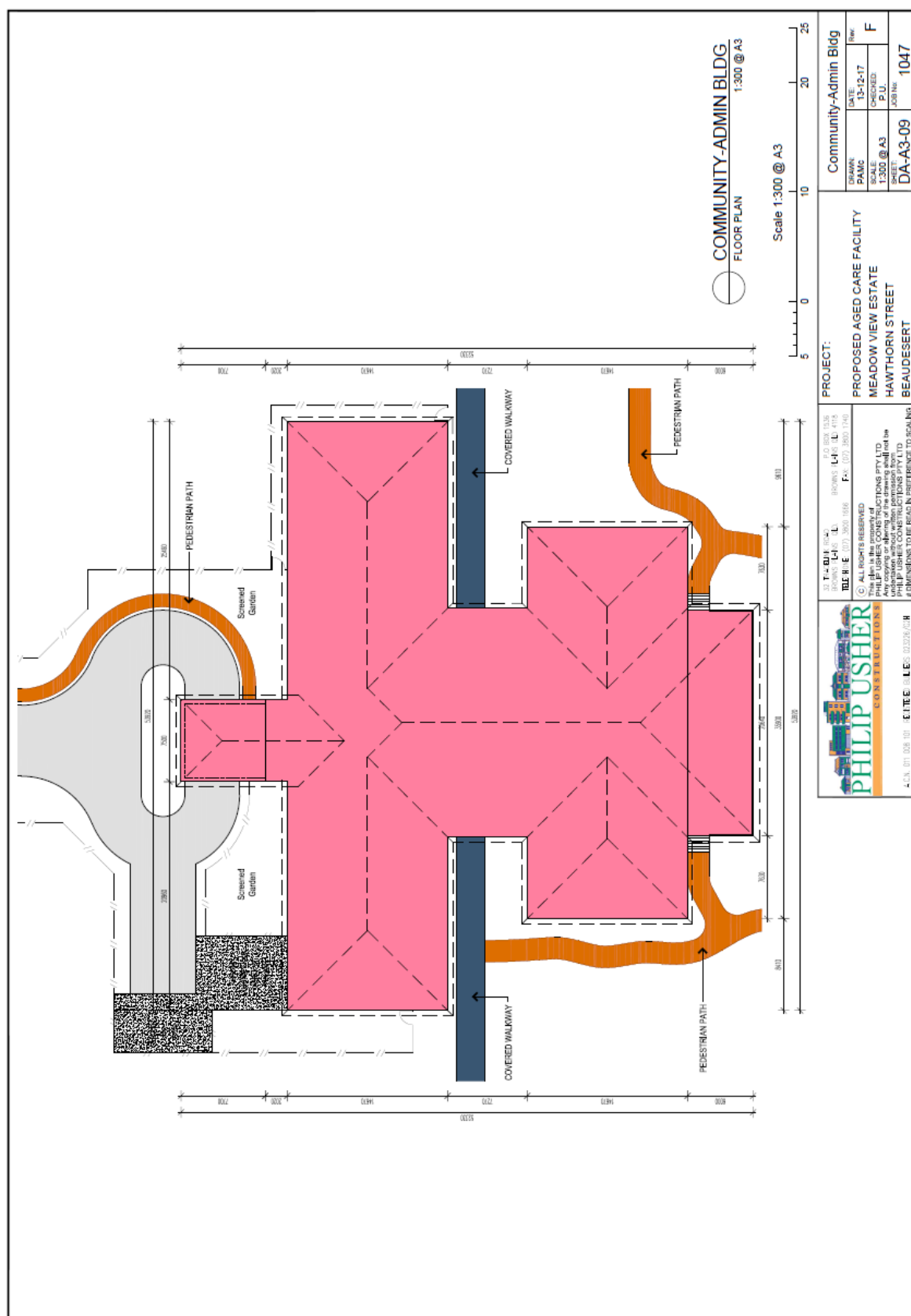


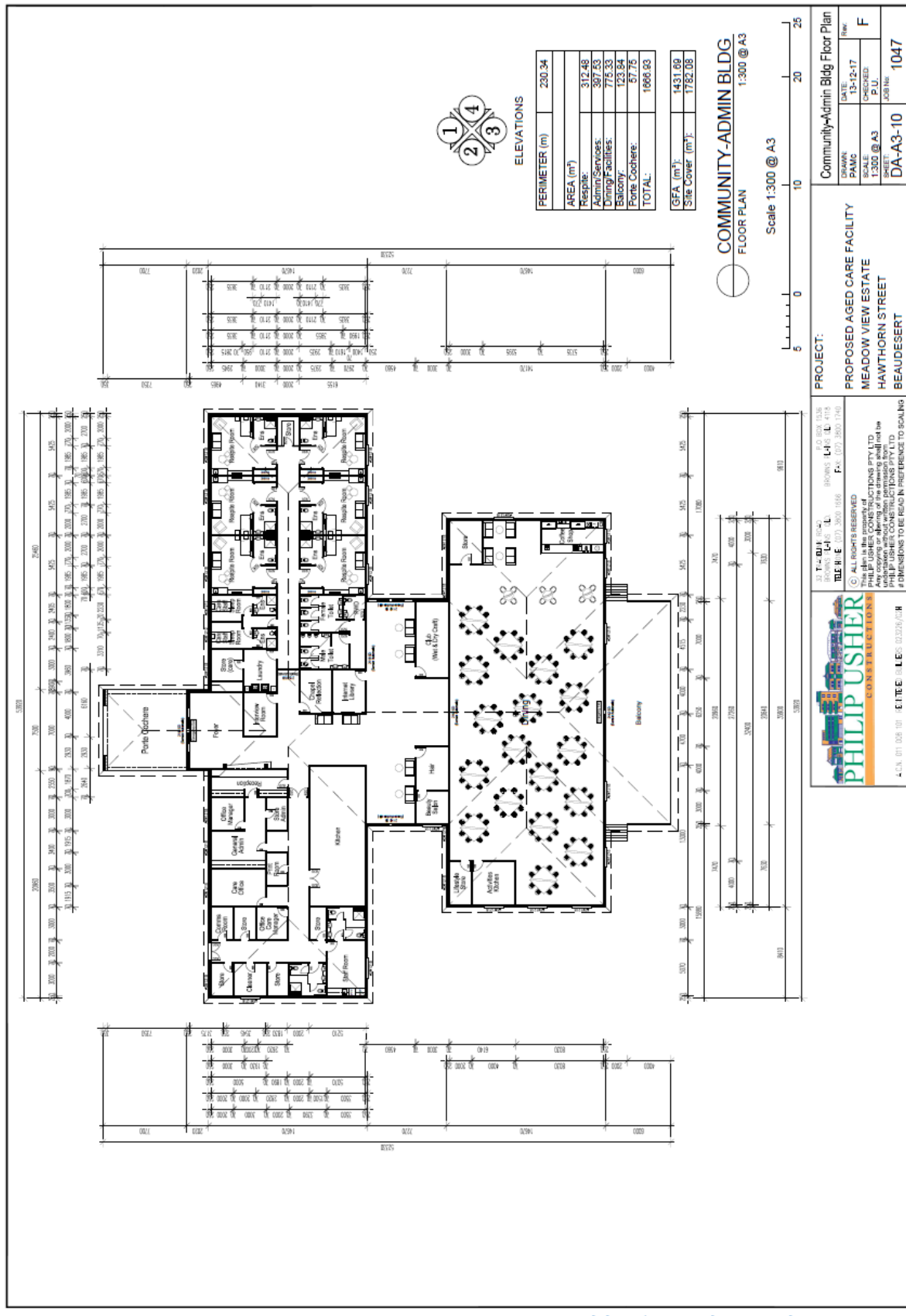


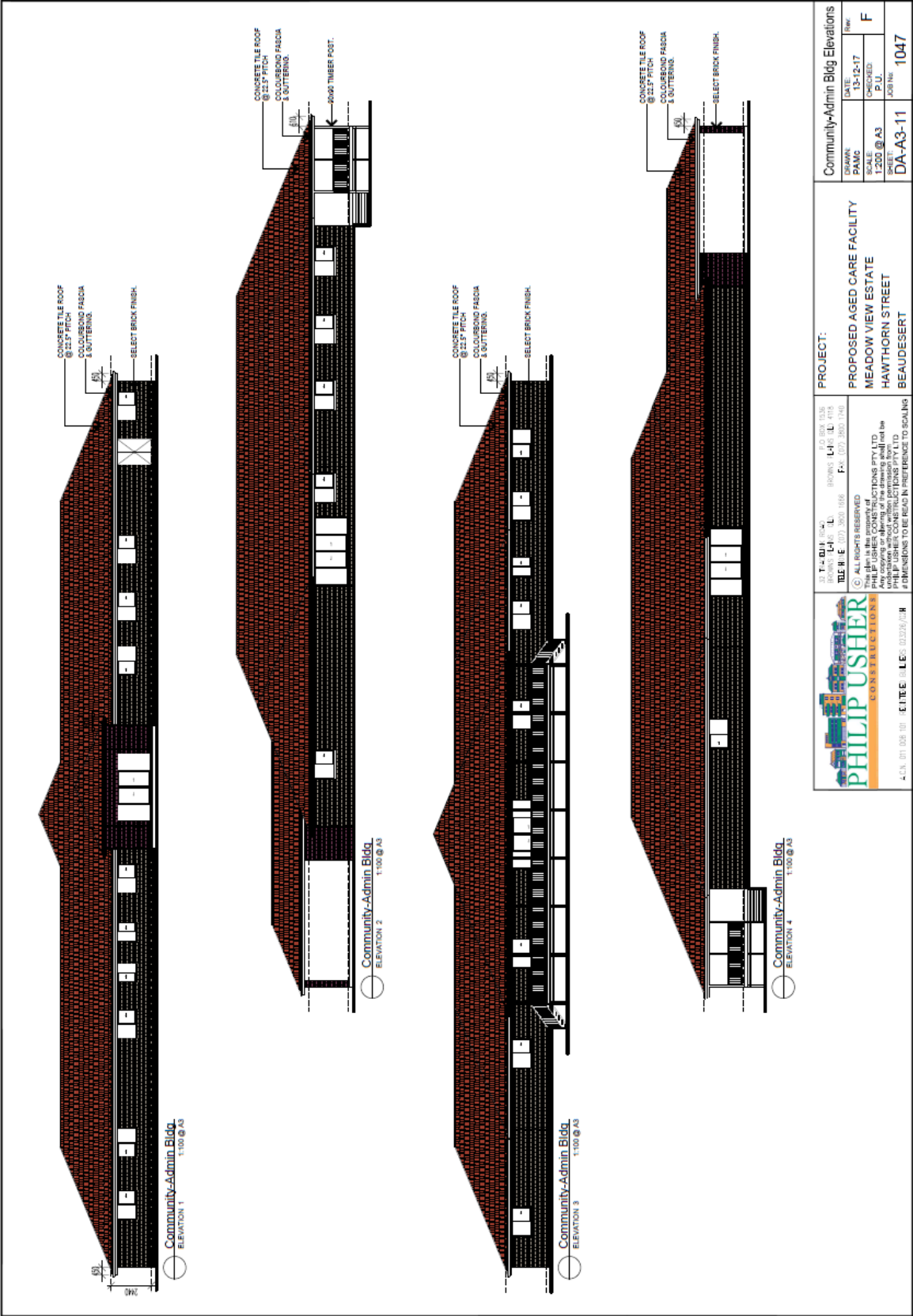












Attachment 3 - SARA Response

GE78-N



Department of
State Development,
Manufacturing,
Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1802-3917 SRA

(Given under section 58 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Phillip Usher Constructions
Applicant contact details: c/- Wolter Consulting Group
PO Box 436
New Farm QLD 4005
aoneill@wolterconsulting.com.au

Location details

Street address: Hawthorn Street, Beaudesert
Real property description: Lot 5 on SP145499
Local government area: Scenic Rim Regional Council

Development details

Development permit: Material Change of Use for Aged Persons Accommodation (129 Units)
Reconfiguring a Lot (One (1) Lot into 113 Lots)

Assessment matters

Aspect of development requiring impact assessment	Applicable codes
1. Material Change of Use	State Code 6: Protection of state transport networks of the State Development Assessment Provisions, version 2.1
2. Reconfiguring a Lot	State Code 6: Protection of state transport networks of the State Development Assessment Provisions, version 2.1

Reasons for the Department of State Development, Manufacturing, Infrastructure and Planning's response

The reasons for the response are:

- The development is compliant with the applicable performance outcomes of State Code 6: Projection of state transport networks, of the State Development Assessment Provisions, version 2.1, effective 11 August 2017.

Response

Nature of approval	Nature of response	Date of response
Development permit	Referral agency response – no requirements	7 March 2018

Relevant Material

- Development application

1802-3917 SRA

- *Planning Act 2016*
- *Planning Regulation 2017*
- *DA Rules*
- *State Development Assessment Provisions, version 2.1*

RA9-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1802-3917 SRA
Your reference: MCU18/008 & RAL18/005

7 March 2018

The Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
Beaudesert Qld 4285
mail@scenicrim.qld.gov.au

Attention: Mr David Guest

Dear Mr Guest

Referral agency response—no requirements
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 15 February 2018.

Applicant details

Applicant name:	Phillip Usher Constructions
Applicant contact details:	c/- Wolter Consulting Group PO Box 436 New Farm QLD 4005 aoneill@wolterconsulting.com.au

Location details

Street address:	Hawthorn Street, Beaudesert
Real property description:	5SP145499
Local government area:	Scenic Rim Regional Council

Application details

Development permit	Material Change of Use for Aged Persons Accommodation (129 Units) Reconfiguring a Lot (One (1) Lot into 113 Lots)
--------------------	--

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 State transport infrastructure

1802-3917 SRA

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

For further information please contact Natalie Deans, Senior Planner, on 3432 2420 or via email ipswichSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Michele McMahon
Manager Planning

cc Wolter Consulting Group, aoneill@wolterconsulting.com.au

3.2 MCU18/004 Development Permit for Material Change of Use to Establish Telecommunications Facility Optus Mobile Pty Ltd c/- Service Stream Mobile Communication L10 RP125392

Executive Officer: Acting Director Regional Services

File Reference: MCU18/004

Applicable Planning Scheme	<i>Beautesert Shire Planning Scheme 2007</i>
Applicant	Optus Mobile Pty Ltd C/- Service Stream Mobile Communications Pty Ltd
Owner(s)	Egant Pty Ltd
Site Address	100-124 Macdonnell Road TAMBORINE MOUNTAIN
Real Property Description	Lot 10 RP125392
Site Area	4.4Ha
Relevant Zone and Precinct	Tamborine Mountain Zone - Escarpment Precinct
Proposal	Development Permit for a Material Change of Use - Telecommunications Facility (Maximum Height 26.30m)
Assessment Level	Impact Assessable (Inconsistent)
Approval Type	Material Change Of Use
Public Notification	Between 7 June to 28 June 2018 <ul style="list-style-type: none"> • Published in Beautesert Times - 6 June 2018; • Giving notice to adjoining landowners - 5 June 2018; and • Placing notice on land - 6 June 2018 (notification period from 7 June to 28 June 2018).
Submissions Received	Nine (9) properly made (two (2) submissions in support, including one petition with 131 signatures) Nine (9) not properly made
Date Application Deemed Accepted	24 January 2018

Acting Director's Recommendation

1. That Council resolve to approve the development in respect to the following property:

Real Property Description: Lot 10 RP125392
Address of property: 100-124 Macdonnell Road
TAMBORINE MOUNTAIN
Site area: 4.4Ha
Proposal: Development Permit for a Material Change of Use - Telecommunications Facility (Maximum Height 26.30m)

2. Currency Period of Approval

The currency period for this development approval is six [6] years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

3. Conditions of Approval:

- a) A Development Permit is given for Material Change of Use for a Telecommunications Facility subject to the following conditions:

Approved Plans

- 1) **APPROVED PLANS** - Development being undertaken generally in accordance with the Approved Plans referenced below and where amended in **RED**, except insofar as it is modified by the conditions of this approval. The Approved Plans are limited to the following drawings:

Plan No.	Rev	Plan Title	Date	Prepared by
B1388-G1	A	Site Specification	25.04.18	Servicestream
B1388-G2	A	Overall Site Plan	25.04.18	Servicestream
B1388-G2A	A	Overall Site Plan	25.04.18	Servicestream
B1388-G2B	A	Tree Action Plan	25.04.18	Servicestream
B1388-G3	A	Site Layout and Setout Plan	25.04.18	Servicestream
B1388-G4	A	Site Elevation	25.04.18	Servicestream
40-859-CD001	B	Cover Sheet, Details and Locality Plan	17.11.2017	Citicene
40-859-CD600	B	Landscape Plan, Schedules and Specification Notes	17.11.2017	Citicene

General

- 2) **COMMENCEMENT OF USE** - Prior to the use commencing, the Applicant shall advise Council's Planning Department in writing, of the proposed commencement date.
- 3) **SITE MAINTENANCE** - The site shall be maintained in a clean and orderly state at all times.
- 4) **ARBORIST** - Any clearing of vegetation and building works relating to the development is to be supervised by a suitably qualified consultant as described and recommended in the submitted Arboricultural Impact Assessment, dated 06 December 2017 and prepared by Independent Arboricultural Services.

Amenity

- 5) **TELECOMMUNICATIONS FACILITY - COLOUR** - The telecommunications tower and ancillary equipment are to be painted green "pale eucalypt" and or equivalent for the life of the development.

- 6) **LANDSCAPING ON PRIVATE LAND** - The development must install landscaping as identified on the approved plan titled *Landscape Plan, Schedules and Specification Note* referenced in Condition 1 - Approved Plans. The subject landscaping must be completed prior to the commencement of the approved land use.

Car parking and Access

- 7) **CAR PARKING ON-SITE** - All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site and must access and exit the site in forward gear. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 8) **ACCESS DRIVEWAYS - GRAVEL** - The development must provide an all-weather access driveway to a minimum base course gravel standard. The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for the uses conducted on site.

The works required by this condition are to be completed prior to the commencement of the approved use. The driveway will be maintained in good condition for the lifetime of the proposed use.

Stormwater Drainage

- 9) **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development works / building works shall not adversely impact upon adjacent properties.

Earthworks Design and Management

- 10) **MINIMISE EROSION** - The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works.
- 11) **DRIVEWAY AND ALLOTMENT EARTHWORKS** - All earthworks will be undertaken in accordance with Council's Design and Construction Manual. The works required by this condition are to be completed prior to the commencement of the use.

Health, Building & Environment

- 12) **AIR CONTAMINANTS** - A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.
- 13) **LIGHT EMISSIONS** -- Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.
- 14) **NOISE DISTURBANCE** - The activity must be carried out by such practicable means necessary to prevent or minimise the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.

- 15) **NOISE EMISSION LIMITS-** If a complaint (other than a frivolous or vexatious complaint) is made to the administering authority, the emission of noise from the premises must not exceed the levels prescribed by Table 1 (below).

Table 1

Time Period	At dwelling or other Noise sensitive place	At commercial premises
Daytime (7:00am-10:00pm)	Background +5dB(A) Background +3dB(A)	Background +10dB(A) Background +8dB(A)
Night time (10:00pm-7:00am)	Background=LA ₉₀	Background=LA ₉₀

The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are provided in the *Environmental Protection Act 1994*.

- 16) **EROSION & SEDIMENT CONTROL** - Appropriate erosion and sediment control measures must be installed and maintained as required to prevent or minimise the release of sand, silt or mud from the premises to any stormwater drainage system or any natural waterway.
- 17) **RELEASES TO WATER** - Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
- 18) **WASTE** - Waste is not to be stockpiled so as to cause environmental nuisance or attract flies.
- 19) **WASTE STORAGE** - All waste produced at the site must be stored in appropriate containers/receptacles of a sufficient number to receive all waste generated at the site. Waste containers/receptacles must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste.
- 20) **WASTE REMOVAL** - All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.

4. Referral Agency Conditions

Correspondence received from the State Assessment Referral Agency (SARA) dated 11 May 2018 with conditions.

5. Advisory Notes

- a) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.

- b) DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to section 73 of the *Planning Act 2016*.
- c) WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- d) APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six (6) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- e) BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

6. Further approvals are required for:

A Building Works Approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject site.

7. That the Submitter/s be advised of the following:

SUBMITTER ADVICE - APPROVAL - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

8. Administrative Action:

That Decision Notices be issued in accordance with s.63 of the *Planning Act 2016* to the Applicant, submitter/s and referral agencies.

Committee Recommendation

That the Acting Director Regional Services' recommendation be adopted.

Moved: Cr Stanfield

Seconded: Cr West

Carried

For: Crs West, Enright, Stanfield, McInnes and Christensen

Against: Crs O'Carroll and Waistell

Attachments

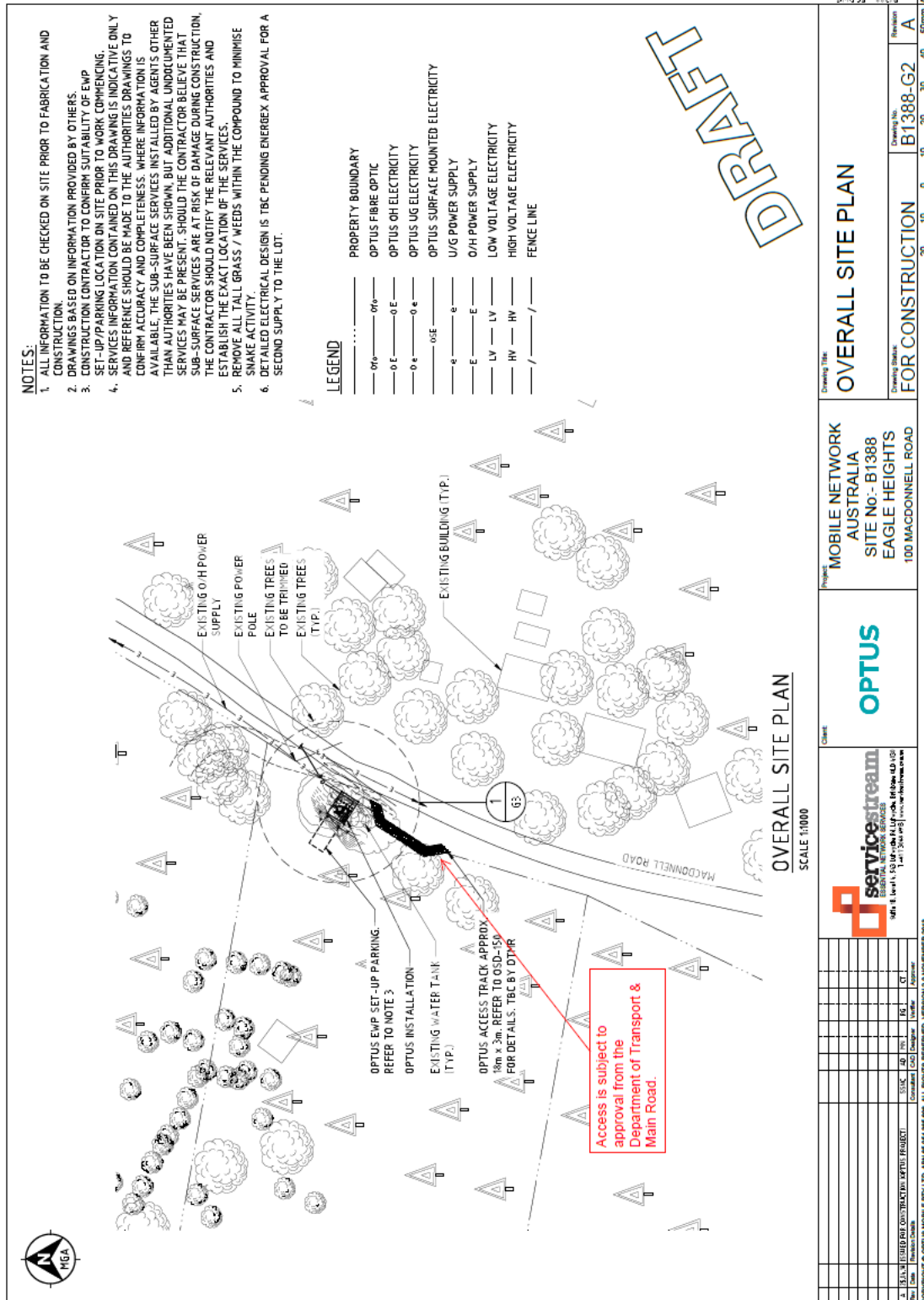
1. Proposal Plans.
2. SARA Referral agency response dated 11 May 2018.
3. Properly Made Submissions.
4. Applicant's Assessment of Greenfield sites.
5. Zone Map (IntraMaps).
6. Aerial Map (IntraMap).

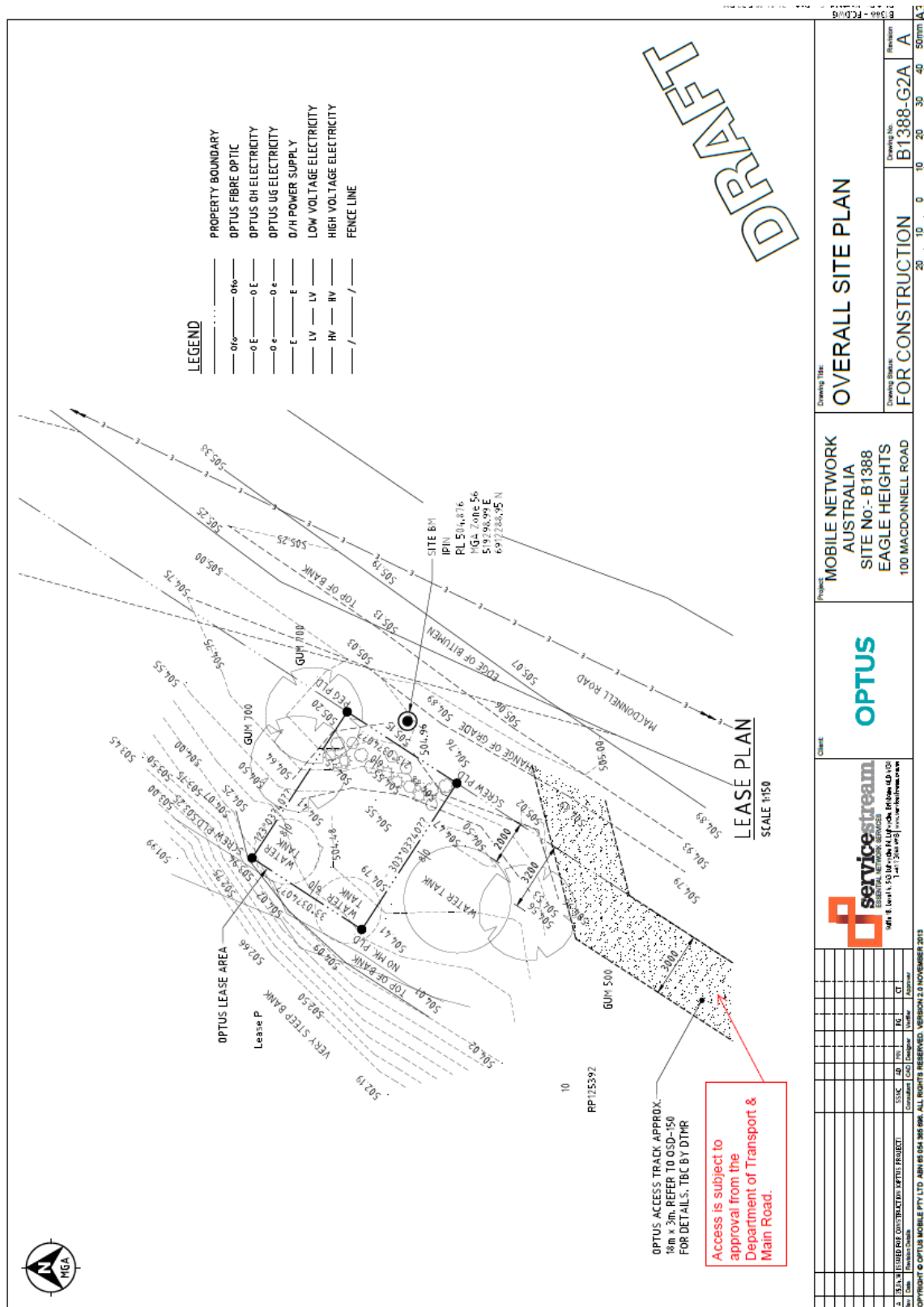
Attachment 1 - Proposal Plans

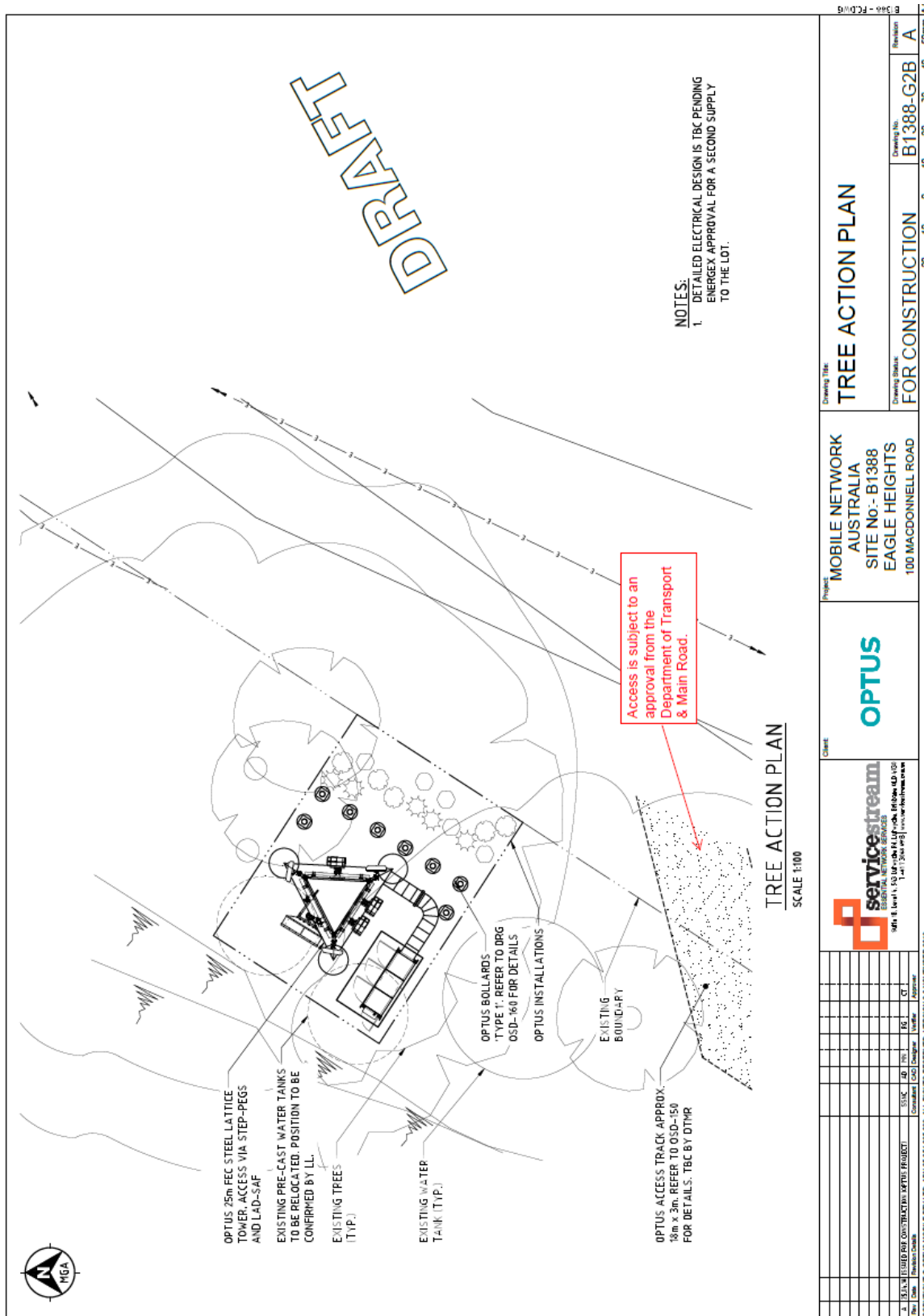
SITE ADDRESS 100 MACDONNELL ROAD EAGLE HEIGHTS QLD 4272				SITE LOCATION DATA SOURCE: SURVEY DATUM: MGA (GDA94) ZONE: 56 REF. LOCATION: 6 TOWER EASTING: 519 294 NORTHING: 6 912 286 LATITUDE: -27.91420° LONGITUDE: 153.19608°	
EXISTING SITE HAZARDS 1. EXISTING EME TRANSMITTING ANTENNAS 2. MANUAL HANDLING 3. WORKING AT HEIGHTS 4. SLIP, TRIP AND FALLS 5. ELECTRICAL HAZARDS 6. WEATHER / LIGHTNING 7. SUN EXPOSURE 8. WILDLIFE / INSECTS 9. BUSHFIRE RISK		WH'S SAFETY IN DESIGN RISK ASSESSMENT 1. ALL HAZARDS ASSOCIATED WITH THE DESIGN OF THE WORKS AS WELL AS ANY EXISTING OR LEGACY DOCUMENTATION "OM348346 - MRO WH'S SAFETY IN DESIGN RISK ASSESSMENT MATRIX" 2. ASBESTOS CONTAINING MATERIALS WERE IDENTIFIED DURING INSPECTION & DESIGN STAGES. ALL NECESSARY CONTROLS WILL NEED TO BE IN PLACE DURING THE CONSTRUCTION PHASE TO CONTROL THIS IDENTIFIED HAZARD.		SITE SIGNAGE 1. SITE SIGNAGE SHALL BE IN ACCORDANCE WITH OSD-190 REV A (SIGNAGE FIXING DETAILS FOR LATTICE TOWERS) AND OSD-191 REV A (OPTUS EME SAFETY SIGNAGE REQUIREMENTS). 2. SPECIAL REQUIREMENTS REQUIRED BY SITE PROVIDER, LOCAL AUTHORITY, ETC	
EME EXCLUSION ZONES 1. REFER TO RADIO COMMUNICATIONS SITE MANAGEMENT BOOK (RCMSB) FOR LATEST EME EXCLUSION ZONES FOR EXISTING AND ANTENNAS AT THIS SITE.		ELECTRICAL INSTALLATION AND SITE EARTHING REFER TO DRAWING B1388-E1, E2 & E3 FOR THE ELECTRICAL SPECIFICATION NOTES AND SITE EARTHING DETAILS.		GENERAL 1. THE CONTRACTOR SHALL COMPLY WITH ALL THE RELEVANT OPTUS CONSTRUCTION STANDARDS AND SPECIFICATIONS. 2. ALL INFORMATION TO BE CHECKED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.	
TRANSMISSION THIS SITE SHALL BE LINKED TO THE NETWORK VIA RADIO IN ACCORDANCE WITH DRAWING B1388-T1, FOR RADIO LINK(S). WORKS AT THE LINK SITE(S) SHALL BE CARRIED OUT IN ACCORDANCE WITH LINK SITE'S TRANSMISSION DRAWINGS, ISSUED SEPARATELY.		REMOTE ELECTRONIC TILT RET CONTROL FOR THIS SITE TO BE INSTALLED AS PER OPTUS (OM38040) RET/MHA DEPLOYMENT GUIDE LATEST REVISION.		CONSTRUCTION SITE ACCESS VIA EXISTING 100 MACDONNELL ROAD.	
EQUIPMENT FITOUT OPTUS 3 BAY QTC SUPPORTED ON SLAB SUPPORT, COLOURED 'PALE EUCALYPT'.		TRANSMISSION THIS SITE SHALL BE LINKED TO THE NETWORK VIA RADIO IN ACCORDANCE WITH DRAWING B1388-T1, FOR RADIO LINK(S). WORKS AT THE LINK SITE(S) SHALL BE CARRIED OUT IN ACCORDANCE WITH LINK SITE'S TRANSMISSION DRAWINGS, ISSUED SEPARATELY.		REMOTE ELECTRONIC TILT RET CONTROL FOR THIS SITE TO BE INSTALLED AS PER OPTUS (OM38040) RET/MHA DEPLOYMENT GUIDE LATEST REVISION.	
CONSTRUCTION SITE ACCESS VIA EXISTING 100 MACDONNELL ROAD.		TRANSMISSION THIS SITE SHALL BE LINKED TO THE NETWORK VIA RADIO IN ACCORDANCE WITH DRAWING B1388-T1, FOR RADIO LINK(S). WORKS AT THE LINK SITE(S) SHALL BE CARRIED OUT IN ACCORDANCE WITH LINK SITE'S TRANSMISSION DRAWINGS, ISSUED SEPARATELY.		REMOTE ELECTRONIC TILT RET CONTROL FOR THIS SITE TO BE INSTALLED AS PER OPTUS (OM38040) RET/MHA DEPLOYMENT GUIDE LATEST REVISION.	

DRAFT

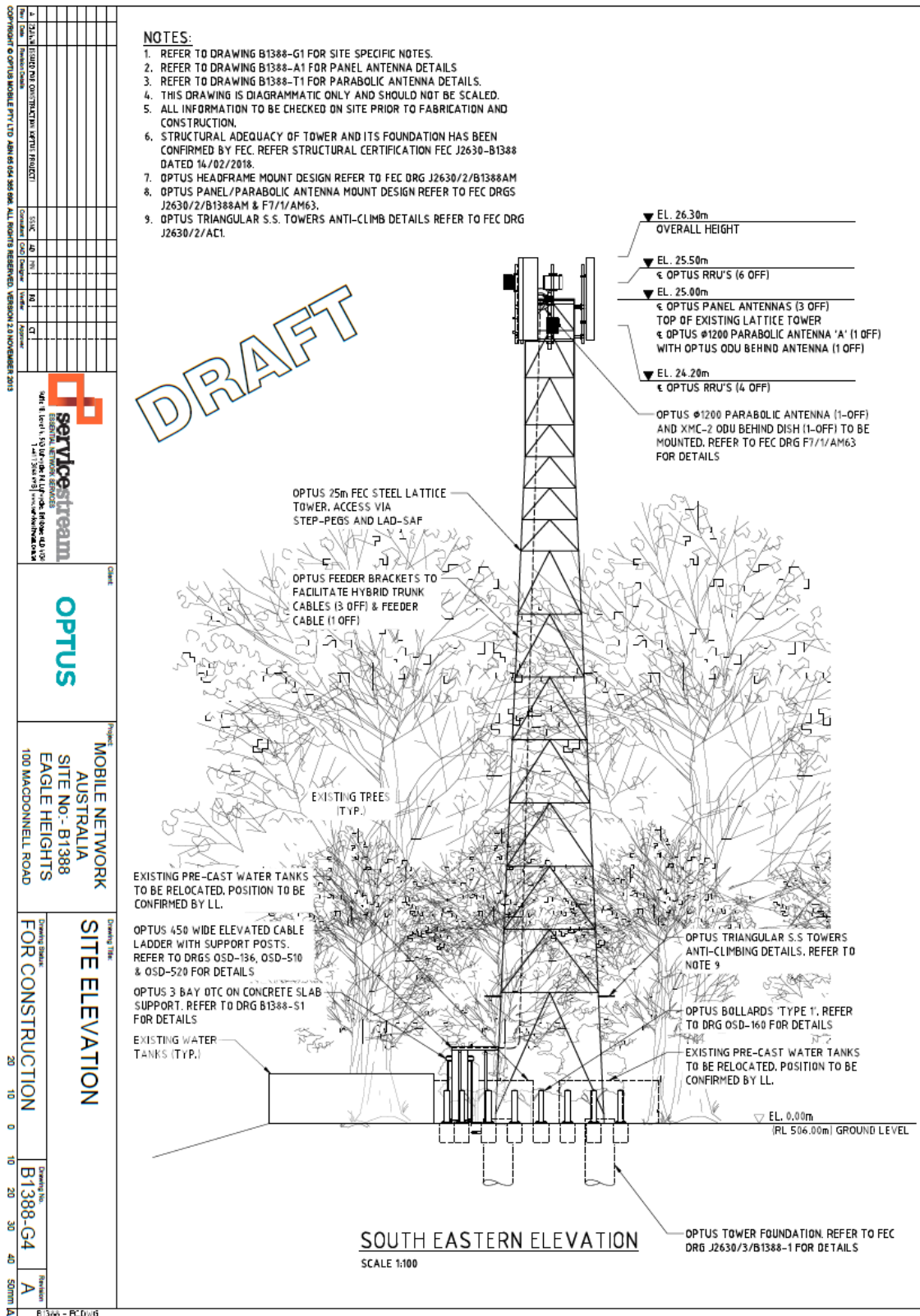
MOBILE NETWORK AUSTRALIA SITE NO: B1388 EAGLE HEIGHTS 100 MACDONNELL ROAD		Optus	servicestream <small>Mobile Network Australia Pty Ltd 1st Floor, 100 Macdonnell Road Eagle Heights QLD 4272 1st Floor, 100 Macdonnell Road Eagle Heights QLD 4272</small>
FOR CONSTRUCTION Drawing No: B1388-G1 Drawing Title: SITE SPECIFICATIONS		Drawing No: B1388-G1 Drawing Title: SITE SPECIFICATIONS	







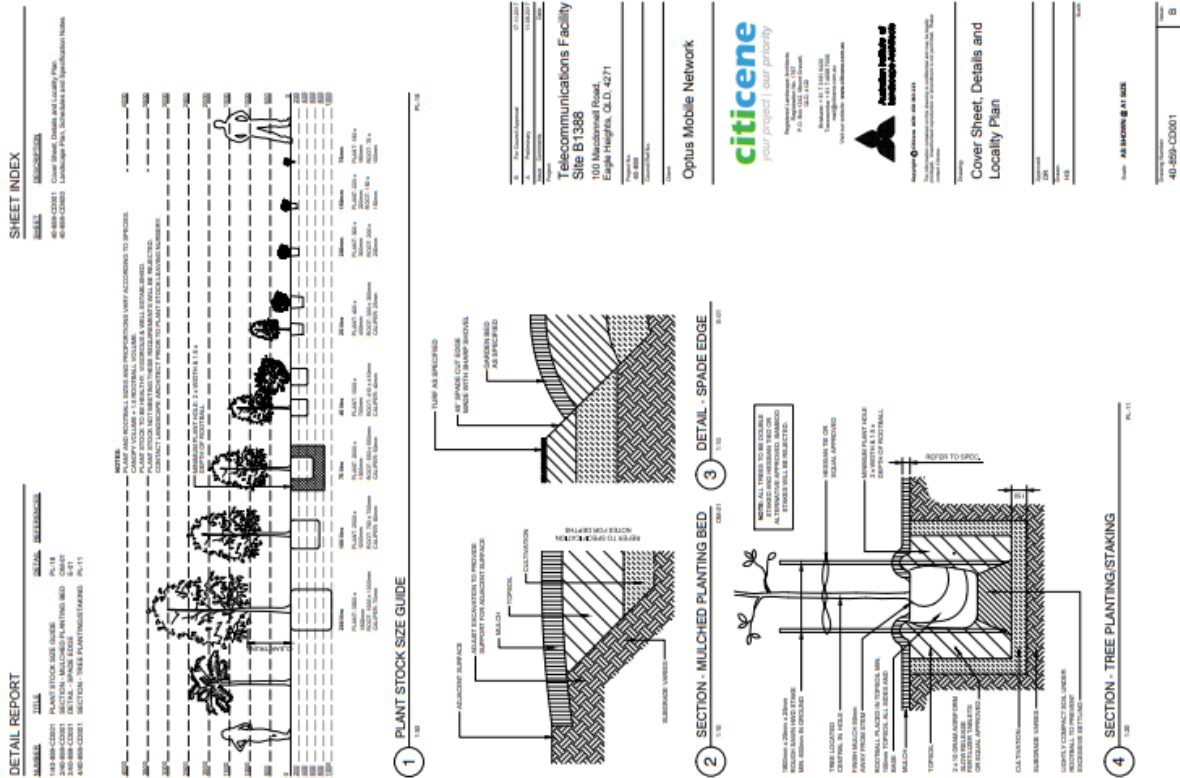
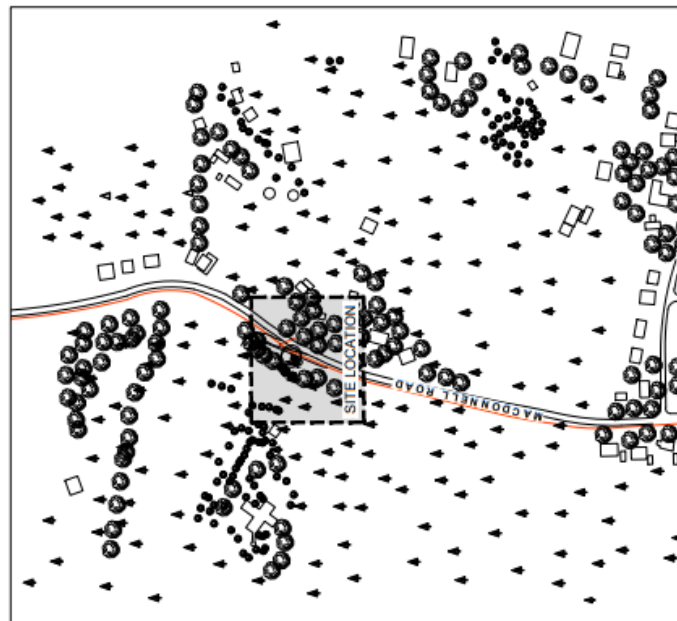


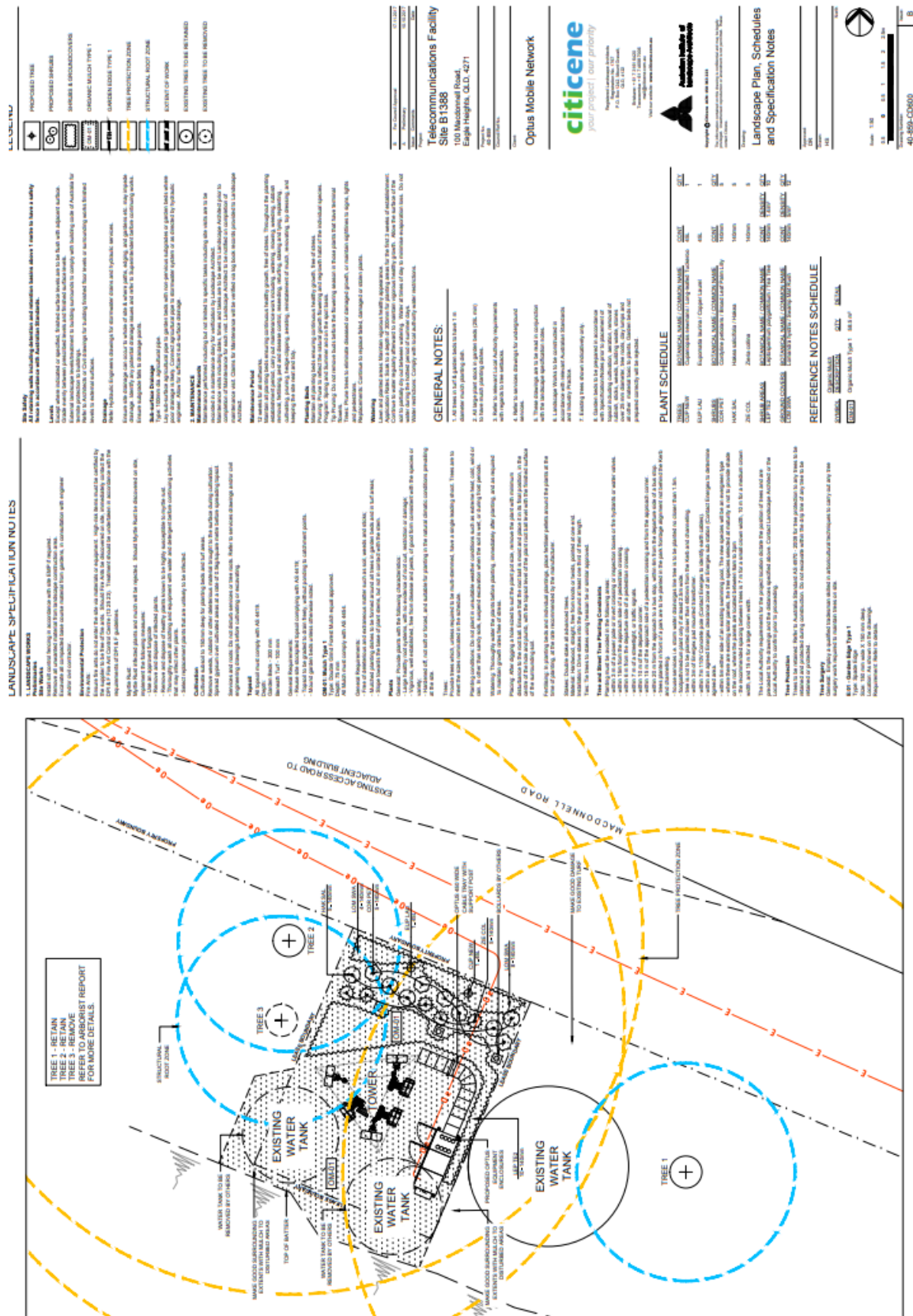


Telecommunications Facility Site B1388

100 Macdonnell Road,
Eagle Heights, QLD, 4271

Optus Mobile Network
Landscape Works





Attachment 2 - SARA Referral Agency Response dated 11 May 2018

GE78-N



Department of
State Development,
Manufacturing,
Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning**Statement of reasons for application 1802-3814 SRA**

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name: Singtel Optus Pty Ltd
C/- Service Stream Mobile Communications Pty Ltd

Applicant contact details: PO Box 510
Lutwyche QLD 4030
kathleen.whybird@servicestream.com.au

Location details

Street address: 100-110 Macdonnell Road, Tamborine Mountain

Real property description: Lot 10 on RP125392

Local government area: Scenic Rim Regional Council

Development details

Development permit: Material change of use for Telecommunications Facility

Assessment matters

Aspect of development requiring code assessment	Applicable codes
1. Material Change of Use	State code 1: Development in a state-controlled road environment

Reason for the Department of State Development, Manufacturing, Infrastructure and Planning response:

The reasons for the decision are:

- The development is compliant with the applicable performance outcomes of State Code 1: Development in a state-controlled road environment of the State Development Assessment Provision, version 2.1, effective 11 August 2017.

Relevant Material:

- *Planning Act 2016*.
- *Planning Regulation 2017*.
- *Development Assessment Rules*.
- *State Development Assessment Provisions*, version 2.1.
- Common material.

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1802-3814 SRA
Your reference: MCU18/004

11 May 2018

The Chief Executive Officer
Scenic Rim Regional Council
PO Box 25
Beaudesert Qld 4285
mail@scenicrim.qld.gov.au

Attention: Ms Judy Sandmann

Dear Ms Sandmann,

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 7 March 2018.

Applicant details

Applicant name:	Singtel Optus Pty Ltd C/- Service Stream Mobile Communications Pty Ltd
Applicant contact details:	PO Box 510 Lutwyche QLD 4030 kathleen.whybird@servicestream.com.au

Location details

Street address:	100-110 Macdonnell Road, Tamborine Mountain
Real property description:	Lot 10 on RP125392
Local government area:	Scenic Rim Regional Council

Application details

Development permit	Material change of use for a Telecommunications Facility
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Page 1 of 5

South East Queensland (West) regional office
Level 4, 117 Brisbane Street, Ipswich
PO Box 129, Ipswich QLD 4305

1802-3814 SRA

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Overall Site Plan amended in red by SARA dated 11 May 2018	Service Stream Mobile Communications	17 April 2018	B1388-G2	Revision A
Lease Plan amended in red by SARA dated 11 May 2018	Service Stream Mobile Communications	17 April 2018	B1388-G2	Revision A

A copy of this response has been sent to the applicant for their information.

For further information please contact Aimee Ellis, Senior Planner, on (07) 3432 2405 or via email IpswichSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Michele McMahon
Manager Planning

cc Service Stream Mobile Communications Pty Ltd, kathleen.whybird@servicestream.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

1802-3814 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 –The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none">• Overall Site Plan, prepared by Service Stream, dated 17.04.18, reference B1388-G2, revision A, amended in red by SARA dated 11 May 2018; and• Lease Plan, prepared by Service Stream, dated 17.04.18, reference B1388-G2A, revision A, amended in red by SARA dated 11 May 2018.	At all times

1802-3814 SRA

Attachment 2—Reasons for decision to impose conditions

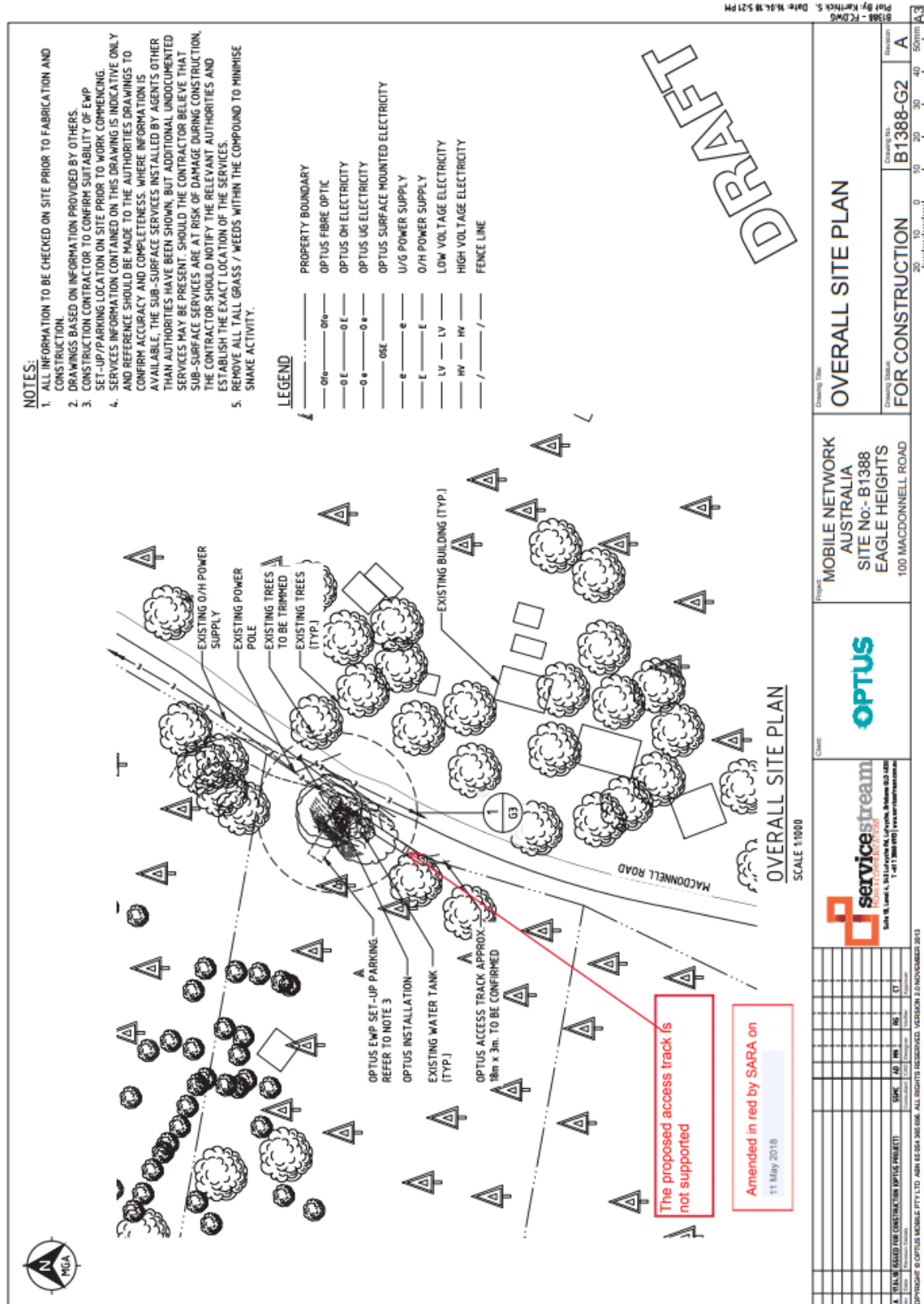
The reasons for this decision are:

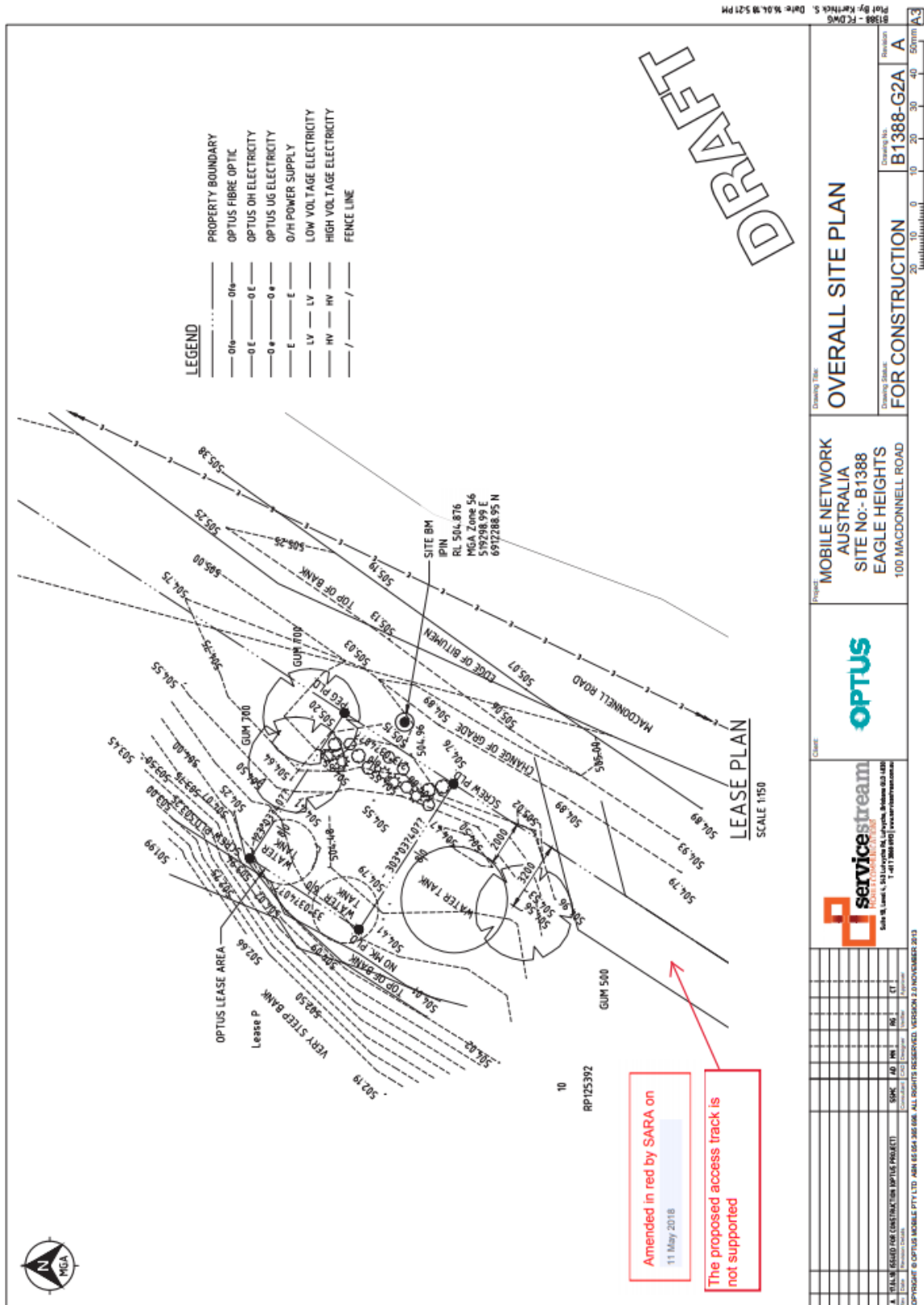
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

1802-3814 SRA

Attachment 3—Advice to the assessment manager

Road Corridor Permit	
1.	<p>An application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-controlled roads) Regulation 2006</i>.</p> <p>Please contact the Department of Transport and Main Roads on 5563 6600 or scrcmallocations@tmr.qld.gov.au to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.</p>





Attachment 3 - Properly Made Submissions

From: Donna Robinson
Sent: 6 Jun 2018 11:39:50 +1000
To: srr@connect.t1cloud.com
Subject: Attention Assessment Manager (ref MCU10/004)

#ECMBODY
#QAP ALL STAFF DEFAULT
#NOREG
#SILENT

-----Original Message-----

From: Len Bytheway [<mailto:lenbtw@mac.com>]
Sent: Wednesday, 6 June 2018 11:32 AM
To: Scenic Rim Regional Council Mail <mail@scenicrim.qld.gov.au>
Cc: Bobbie Blackson <bobbiebtw@icloud.com>; caitlin.spencer@servicestream.com.au
Subject: Attention Assessment Manager (ref MCU10/004)

Re: Proposed Mobile Phone Base Station at 100-124 Macdonnell Road Tamborine Mountain.

We purchased our home and moved to 18 Long Road Tamborine Mountain February 2017. I am a part time management consultant and rely heavily on my mobile phone to maintain contact with family in Brisbane and my clients.

Bobbie, my wife, works at Griffith University and manages a team of sign language interpreters via SMS.

We are both Optus customers and are constantly frustrated with missed calls, calls that drop out or texts that fail to send. There is one spot out in the weather on the corner of our back deck that has almost useable call signal, most inconvenient in the cold or wet weather. We are forced to use that one spot if we want almost reliable mobile access

This is impacting on our ability to work and maintain contact with family and friends.

We strongly support a new mobile base station at that location (900m from our home). It should substantially improve our access and quality of life.

Regards

Len Bytheway
0412 194 594
Bobbie Blackson
0401 696 474

18 Long Road
Tamborine Mountain Q 4272

Sent from my iPad

This email and any attachments are confidential and may be legally privileged or protected from disclosure and copyright. If you are not the intended recipient of this message you must not use, disclose, retain, copy, forward, reproduce, disseminate or distribute this message or any attachments. If you are not the intended recipient please email the sender or notify Scenic Rim Regional Council and delete this message and any attachment from your system. Any views expressed in this email transmission may represent those of the individual sender and may include information that has not been approved by Scenic Rim Regional Council. The Council will not be responsible for any reliance upon personal views or information not approved by Scenic Rim Regional Council.

**EGANT Pty Ltd****P O Box 111****EAGLE HEIGHTS QLD 4271****Phone/Fax: (07) 5545 2406 Email: tkaramis@bigpond.net.au**

7 June 2018

Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285

REF: MCU18/004

ATTENTION: ASSESSMENT MANAGER

Dear Sir/Madam

With reference to the above application for approval to erect a mobile phone base station on land owned by Egant Pty Ltd at 100 – 124 Macdonnell Road, I wish to submit that such a facility would allow me at Red Cedars to enjoy the benefits of a service that I have lacked to this time. I have maintained a mobile phone purely for use in the car in case of the need of roadside assistance.

It is pointless to make my mobile number available as a means of communication because of the unreliability of the existing services in our area. Therefore, I would welcome the availability of a mobile service such as that being proposed that I could rely on at all times.

Yours faithfully


E W Karamisheff
DIRECTOR - EGANT PTY LTD

SCENIC RIM REGIONAL COUNCIL	
File No: <u>MCU18/004</u>	
20 JUN 2018	
Doc. Set No:	
Resp. Officer: <u>DA SUBMISSION</u>	
2.....	3.....

PROP 5662
L10 RP125392

ABN 66 009 839 196

Lay Peng Seah
126-130 Macdonnell Road
Tamborine Mountain.
Qld. 4272

13th June, 2018

Scenic Rim Regional Council,
P.O. Box 25
Beaudesert. Qld. 4285

Attn: Assessment Manager

Dear Sirs,

MCU18/004 Proposed Mobile Phone Base Station at 100-124 Macdonnell Road, Tamborine Mountain, Qld 4272 (Lot 10 on RP125392)

I would like to object to the construction of the Optus Mobile Phone Station proposed under MCU18/004.

I have recently moved into my property at 126/130 Macdonnell Road. The main reason I moved from the Gold Coast to Mount Tamborine was the natural beauty of my property, the distance away from other mobile phone towers and the best possible environment for my future grandchildren to grow up in.

I have an avocado orchard on my property and I have just started an organic vegetable garden and I have also just purchased some hens so that I can have organic eggs for myself and my family. The approval of the construction of this mobile phone base station will cause me anguish and knowing it will possibly cause health issues in the future to myself, my family and any near neighbour.

I strongly object to the proposed Mobile Phone Base and I seek that Council consider rejecting the application.

Yours faithfully,



SCENIC RIM REGIONAL COUNCIL
File No: MCU18/004
21 JUN 2018
Doc. Set No:
Resp. Officer: DA SUBMISSION
2..... 3.....

Prop 5662

L10 RP125392

Cassandra Hedger
126-130 Macdonnell Road
Tamborine Mountain.
Qld. 4272

13th June, 2018

Scenic Rim Regional Council,
P.O. Box 25
Beaudesert. Qld. 4285

Attn: Assessment Manager

Dear Sirs,

**MCU18/004 Proposed Mobile Phone Base Station at 100-124 Macdonnell Road,
Tamborine Mountain, Qld 4272 (Lot 10 on RP125392)**

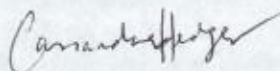
I would like to object to the construction of the Optus Mobile Phone Station proposed under MCU18/004.

I have recently moved into my property at 126/130 Macdonnell Road with my mother. The main reason we moved from the Gold Coast to Mount Tamborine was the natural beauty of this property and its area, the distance away from other mobile phone towers and the best possible environment for us to live in.

My mother and I have just started an organic vegetable garden and we have also just purchased some hens so that we can have organic eggs for our family and us. The approval of the construction of this mobile phone base station will cause us anguish; also knowing it will possibly cause future health issues to us and any near neighbour.

I strongly object to the proposed Mobile Phone Base and therefore seek that Council consider rejecting the application.

Yours faithfully,



SCENIC RIM REGIONAL COUNCIL	
File No: <u>MCU18/004</u>	
21 JUN 2018	
Doc. Set No:.....	
Resp. Officer: <u>DA Submission</u>	
2.....	3.....

Prop 5662

L10 RP125392

SUBJECT	DATE
	25-6-18
	Donna Shotton
	22 Long Rd
	Eagle Heights +272
	(075545 2703
To The Assessment Manager,	
Regarding proposed mobile phone base station at 100-124 Macdonnell Rd, Tamborine Mountain (Lot 10 on RP125392) Application number (MCU18/004)	
I wish to object strongly to this Proposal. I have lived in the peacefully in the area for twenty six (26) years and I do not want to live in a radiation zone.	
I object to the removal of trees to put this ugly tower right next to the road in an "escarpment protection zoned area". Please do not let this go ahead.	
Sincerely Yours	
Donna Shotton	
<div><div>RECEIVED</div><div>25 JUN 2018</div><div>TAMBORINE MTN. CUSTOMER SERVICE CENTRE</div></div>	
<div><div>SCENIC RIM REGIONAL COUNCIL</div><div>File No: MCU18/004</div><div>25 JUN 2018</div><div>Doc. Set No: D.A. ADMIN.</div><div>Resp. Officer:</div><div>2</div></div>	
Prop ID Sbb2 L10 RP125392	

Dr. Pratik Talati Mb.Chb.(Manc)

General Practitioner

MANILA STREET SURGERY.

PO Box 394, Beenleigh, QLD 4207.

Ph:32875333 Fax:32871150 P/N:945183A

22/6/2018

Scenic Rim Council
Assessment Manager
PO Box 25,
Beaudesert
Qld, 4285

SCENIC RIM REGIONAL COUNCIL
File No: MCUI8/004
27 JUN 2018
Doc. Set No: (PUBA)
Resp. Officer: DA. SUBMISSIONS.
2.....3.....

Dear Sir / Madam ,

Re: Talati Family
134 Macdonnell Road
EAGLE HEIGHTS 4271
Ph: 55451501

Prop ID 5662 110 RP 125392

Ref - Application Number : MCU18/004, 4272011

We the Talati Family wish to lodge an **OBJECTION** to the application for the proposed Mobile Phone Base Station and Tower at 100-124 MacDonnell Road, Tamborine Mountain.

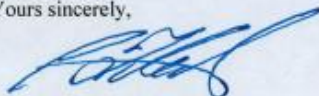
There are numerous studies and anecdotal evidence of the potential **health risks** associated with long term exposure in relation to ElectroMagnetic Frequencies emitted to those living in close proximity to a Mobile Tower. These include increased risk of cancers and birth defects as I'm sure you will already have looked into as part of your assessment process. Our property is in extremely close proximity to the proposed tower. We currently have 5 children living at home, I am concerned for their future health.

There will also be a direct negative **impact on values of properties** close to such a visible 26 metre tower.

Whilst we agree that there is a need for better communication facilities on Tamborine Mountain, locations away from such close residential properties should be utilised.

We trust that The Scenic Rim Council will deny this application from Optus for the Mobile Phone Tower at this location

Yours sincerely,



Dr. Pratik Talati Mb.Chb.

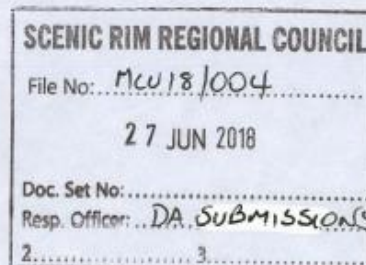
26th June, 2018



Scenic Rim Regional Council Assessment Manager

PROP ID 5662
L10 RP125392

Application number (MCU18/004)



Dear Sir/Madam,

This letter is to officially object to the proposed Mobile phone tower for 100-124 Macdonnell Rd. Tamborine Mountain 4272 Lot 10 on RP125392.

I own the property 101-103 Macdonnell Rd. Tamborine Mountain. Even though these towers are within Australian Standards. I believe their safety is debatable. This is distressing to me on a number of levels.

Firstly the obvious health concerns. This kind of mental stress should be compensated for if this tower is to be erected directly opposite my home. Secondly the financial impact these towers have on property prices should be compensated for. It should not be so easy for Optus to pollute my front yard and devalue my property.

Regard

Dennis Blayney

A handwritten signature in blue ink, appearing to read "D Blayney".

26th June, 2018



Scenic Rim Regional Council Assessment Manager

Application number (MCU18/004)

Dear Sir/Madam,

This letter is to officially object to the proposed Mobile phone tower for 100-124 Macdonnell Rd. Tamborine Mountain 4272 Lot 10 on RP125392.

I own the property adjacent at 132 Macdonnell Rd. Even though these towers are within Australian Standards, I am not convinced that such close proximity does not pose a threat to our health and wellbeing. Talking on a mobile phone is momentary, whereas the tower will be producing radiation all day, every day and night.

I am also concerned that the equipment specified will be updated and added to in the future and I will not be able to post my concerns if this eventuates, as has happened with the tower at Witches Chase.

Having personally inspected the site, I share councils concern, as noted in its correspondence with the applicant that the tower is too close to the road frontage (even our houses require a 10m setback). And as the topography does not allow for this, I truly believe that it is simply the wrong location for a 26m high tower. This is the gateway to Gallery Walk tourist precinct and the first thing our guest will see will be an eyesore.

SCENIC RIM REGIONAL COUNCIL	
File No:	MCU18/004
27 JUN 2018	
Doc. Set No:	
Resp. Officer:	DA SUBMISSIONS
2	3

26th June, 2018



Scenic Rim Regional Council Assessment Manager

Application number (MCU18/004)

Dear Sir/Madam,

I am writing to officially object to the proposed Mobile phone tower for 100-124 Macdonnell Rd. Tamborine Mountain 4272 Lot 10 on RP125392.

I believe the safety of these towers is disputable, even though they are within Australian Standards. Only time will tell their true impact and raising children around them should be a choice not forced on myself and my family and other surrounding families. This kind of mental and emotional stress should be considered and if proceeding regardless of this, then it should be compensated for. It is a basic human right to be allowed to live in peace. I believe a 500 metre perimeter around these towers should be established from families and homes. It is far too easy for these corporate companies to come in on top of existing housing and place them so close to our backyards.

The property value of the surrounding properties is directly affected in a negative way by these towers and compensation should also be made to the surrounding and adjoining properties if the tower is to go ahead.

The beauty of the mountain which draws tourist from all over the world is affected by the visual impact of these towers and this should be taken into consideration.

I posted an add in the local paper informing people of the tower and stated my objection, I didn't ask anyone for signatures, I just left copies of the petition in 5 local business and allowed people to go and sign if they agreed, from this soft petition I have over 132 signatures.

I plead for compassion and understanding on this matter.

Kind regards

A handwritten signature in blue ink that reads "Karen Reardon".

Karen Reardon.

SCENIC RIM REGIONAL COUNCIL	
File No:...	MCU18/004
27 JUN 2018	
Doc. Set No:.....	
Resp. Officer:...	DA SUBMISSIONS
2.....	3.....

PROP ID 5662 L10 RP125392

Not another mobile phone tower for the mountain.

(21)

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

Date	Name	Address	Phone	Signature
15-6-18	DONNA SHOTTON	22 LONG RD E.H	5545 2703	
15/6/18	Margie Torenkel	45 Kookera Dr N.Tam	55450805	
15-6-18	JAMUNA SHOTTON	22 LONG ROAD E.H.	0461 321 720	
15/6/18	Judy West	Long Rd		
15/06/18	Joseph Beutel	5/15 Main St N th Tamborine	0702983908	
15/06/18	Micki Symon	45 Jennings Rd Tamborine Mtn	041770675	
16/6/18	Graym Beutel	11 Normandie Court	041774517	
19/6/18	Wim Beutel	Tamborine		
16/6/18	R. Makgill	Tamborine Mountain.		
16/6/18	J. Wain	Tamborine Mountain	018 401 134	
16/6/18	Lynn Churchill	102 Bateke Rd.	0414 761918	
16/6/18	C. LAMPRECHT	P.O. Box 144 Eagle Heights.		
18/6/18	J. Munro	10 North St, Tamborine Mtn.	0439732332	
18-6-18	J. Mills	CHESTNUT RD, TAMBORINE MTN	0414748691	
18-6-18	G. WALLACE	TAMBORINE MT	0450903105	
18-6-18	K. HOLT	TAMBORINE MT	0410477080	
19-6-18	J. Stivaktakis	Tamborine Mnt.	0421866127	
19-6-18	A. Stivaktakis	Tamborine Mnt	0410006490	
20-6-18	RACHEL JORDAN	MANITZKY RD. NORTH TAMBORINE	0411621990	
20-6-18	Sheeni Vagabde	Tamborine		
20-6-18	Ashra Shermood	5/163 Curku Rd. Tamb. Mh	042658243	

Not another mobile phone tower for the mountain.

(22)

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

Date	Name	Address	Phone	Signature
14/6	Barbara Beverley	154 MacDonnell Rd	5545 2134	Barbara Beverley
14/6	Charles Rogers	" " "	"	Charles Rogers
14/6	Georgia Rogers	" " "	"	Georgia Rogers
14/6	Kym Earl	44 Magnetic Drive		K.E. Earl
14/6	Lauren Napier	45-49 Steinhorn Rd. Tamborine Mt.	0625067900	Lauren Napier
14/6	K.N. GERAGHTY	22 BEECHMONT AVE		
14/6	R. Bell	263 Long Rd.		R. Bell
14/6	S. Purdie	7 Riverdowns Cres Helensvale		S.P. Purdie
14/6	J. Curran	12 Talbot Dr, Eagle Heights		J. Curran
14/6	J. Charles	Plunkett Rd Tamborine		J. Charles
15/6	Evelina Taranukha	30 Siganto st, Tamb Mountain	0447373330	Evelina Taranukha
15/6	Raewyn Bright	9 Barnard Crt	0412857406	Raewyn Bright
15/6	MICHAEL WIELANDT	9 BARNARD CRT	55450877	Michael Wielandt
15/6	Lay-An-Nay Johnston	Geissmann Drive		Lay-An-Nay Johnston
15/6	Karen Faist	Beechmont Rd	0490167935	Karen Faist
15/6	Alfreda Nevadil	28 Shadbrooke Ave E.Hts	0411291970	Alfreda Nevadil
	Rundia McMillan	49 Lincaloe Dr. Tamborine	0415253261	Rundia McMillan
16/6	Melissa Wray	Breezlo Tamborine	0448238632	Melissa Wray
18/6	J. Toulmin	Main Wodan rd		J. Toulmin
18/6	DAVID FAIR	GETSMANN ST		David Fair
19/6	HAYK JORDAAN	98 LONG ROAD		Hayk Jordaan
19/6	MARIA JORDAAN	98 LONG ROAD		Maria Jordaan

Not another mobile phone tower for the mountain.

22

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

Date	Name	Address	Phone	Signature
13.6.18	Nicole	Tamborine Mt		
13/6/18	David	Stradbroke Ave, Eagle Heights		
13/6/18	Michelle	Cook Rd. Tamborine Mt		M. Graham
13.6.18	C Edwards	Manitzky Rd T Mountain	5545 0453	
14/6/18	BRONWYN	Murray Grey Dr Tamborine		B.K. Chu
14/6/18	Tania Edward	Rosby Ct, Nth Tamborine	0412 94 1151	
14.6.18	Penny Atkins	22 Stradbroke Ave.	0438 737014	
14.6.18	Cathy Harkman	Bibinga Chase		
14/6/18	Julia Mackelvie	Prospect St.		
14/6/18	Angela Foley	Elbert Court		
14.06.2018	COLEEN	C. Hasey	0439 38657	
14/6/18	Amanda	Broadhurst Cr Glengrie	0402151141	
14/6	S. ITO	35 ALMIRE	0417447139	
14/06	H. FILIMOWSK	WULONG RD, TAMBOURINE	5545 4163	
14.6.	CHERYL MEEHAN	15 DICUARD DR T.M	5545 4700	
14/6	J.A. LUCK	Central Avenue		
14.6	S. SANDFORD	Beacon Rd.	5545 3423	
"	S. SINCLAR	" "	" "	
14/6	P. WARDELL	Long rd Eagle Heights	5545 2298	
14/6	P. McInnes	35 KILBICK LANE HARTSHORN		
14.6	G. LANSLOW	14 GREGGARA ST W. ARNHEIM	0409 30261	
14.6	C. SHARP	115 GUMMIST RD	0413 23849	

Not another mobile phone tower for the mountain.

(22)

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

Date	Name	Address	Phone	Signature
19/6/18	Stefanie Schilkowski	10 Kidd Street North Tamborine	0400242746	[Signature]
19/6/18	Sue Phillips	681 Main Western Rd TM	0409056393	[Signature]
20/6/18	Christina Roberts	36 Coomera Gorge dr TM	0477441667	[Signature]
20/6/18	Cooper	Tamborine Mt.		[Signature]
20/6/18	Kelly Batholomew	73 Magnetic Ave	0427111060	[Signature]
20/6/18	Oliver	Tamborine Mt		[Signature]
21/6/18	Alexandra Parambath	Wit15 Rd Tamborine Mtn	0431114655	[Signature]
21/6/18	ZOYA KOKAN	1/219 LONG RD MT TAMB		[Signature]
21/6/18	Conor Ward	332 Main Western RD	0497080005	[Signature]
21/6/18	Hannah Stephenson	332 Main Western RD Tamborine	0435017626	[Signature]
	Leanne Alliman	14 Main St. N. Tamborine	55450000	[Signature]
21/6/18	Diagnis M Carr	146 Main Western Rd	045452436	[Signature]
21/6/18	Ruthie Kelly	Tolima Drive 15	0418472007	[Signature]
22/6/18	Rachael	9 Barnum or	55450877	[Signature]
23/6/18	Shelley Forshaw	93 Buteko Rd	044282238	[Signature]
23/6/18	Diagne Charter	orchis drive - EH	047840695	[Signature]
23/6/18	Nadine Charter	159 Macdonnell Rd	047060568	[Signature]
23/6/18	Pauline Kengere	458 Long Rd	55453876	[Signature]
23/6/18	Alan Mothers	25 Ocean View Ave	0420380110	[Signature]
23/6/18	Adam Charter	159 Macdonnell Rd - EH	045905044	[Signature]
23/6/18	CAROLINE BARNARD	1/5 COLEMAN SQ. NORTH TAMBORINE	0411036310	[Signature]
26/6/18	Paul Simm	33 NORTH ST. N. TAMB.	0407567300	[Signature]

Not another mobile phone tower for the mountain.

22

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

Telstra Employs VISIONSTREAM Patrick Kraus TOWN PLANNER

Date	Name	Address	Phone	Signature
14/6/18	P. Coghlan	Shenke Drive ^{MT} Tamborine	—	TC
14/6/18	Patricia McDonald	Berke Rd MT Tamborine		Pat
14/6/18	Richard Peak	22 Eaglebrook - Look Rd T.M.	0865	Peak
14/6/18	JOAN PEAK	22 Eaglebrook - Look Rd T.M.	0865	JPeak
14/6/18	Michelle Jones	Tamloren Rd Wanganui		Michelle
14/6/18	Jeff Carter	132 Beacon Rd Nth Tamborine	55450112	Jeff Carter
14/6/18	Maureen Carter	132 Beacon Rd Nth Tamborine	55450112	M Carter
15/6/18	Harry Furlong	511-517 M.W. Road ^{MT} Tamborine	0409017509	H
16/6/18	A. STANTON	WONGANUIAN RD 5 HTS		A
16/6/18	Susan Jordan	404 TAMBORINE Mh. Mt.	55456956	SJ.
16/6/18	J. O'Scanain	1 Louise Court Victoria Pk.	—	J
17/6/18	Robin Adolphs	113 MacDonnell Rd Mt Tamborine	0448340797	RA
17/6/18	KARL ADOLPHS	113 MacDonnell Rd	0428669899	K
19/6/18	Kathie BUSTACK	53 Pacifichorde Tamborine MT	55450166	KBjick
19/6/18	Jan O'Neill	North St. Tamborine		J
20/6/18	Cath Heaton	43 Fremont Drive	55452523	CHeaton
20/6/18	Shane Heaton	43 Fremont Drive	55452523	Shane
20/6/18	Grace Heaton	43 Fremont Drive	55452523	Grace Heaton
20/6/18	Ned Heaton	43 Fremont Drive	55452523	Ned
21/6/18	M			
21/6/18	J. White	46 Paradise Dr.	55452508	J
21/6/18	S. Goddard	54 LANEY RD. NTH TAMBR.		S
23/6/18	J. Forster	11 Hayhoe Lane EN	0449938079	J

6

Tambrorine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

[illegible]

Not another mobile phone tower for the mountain.

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tambrorine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

[illegible]

Not another mobile phone tower for the mountain.

Councillors and planners of the Scenic Rim we implore you to Vote NO.

Tamborine Mountain residents and visitors should not lose the pristine amenity for yet another mobile phone tower. When can we feel comfortable that another one won't pop up next door to where we live? This is apparently the 14th tower for the mountain and it is 26 meters tall.

The undersigned show their support to stop the proposed mobile tower at 100-120 MacDonnell Rd. Tamborine Mountain.

[illegible]

Attachment 4 - Applicant's Assessment of Greenfield sites

Table 1 – Candidate Assessment

Candidate	Address and Lot Number	Facility Type	Description
Candidate A (preferred)	100 Macdonnell Road, Eagle Heights QLD 4272 (Lot 10 RP125392)	New 30m lattice	<p>Candidate A is located on the western side of Macdonnell Road. Macdonnell Road provides a boundary between the Residential and Escarpment Protection Precincts within the Tamborine Mountain Zone.</p> <p>Locating a facility on this site would achieve the required coverage objectives. However, mature vegetation within the area has a height of approximately 30m and therefore any new facility must be of a similar height to achieve the required coverage objectives.</p> <p>While there are dwellings within approximately 50m of the facility location, the visual appearance of the proposed facility to these dwellings is considered moderate given the presence of vegetation within private property and the road reserve.</p> <p>Some vegetation clearing would be required to construct the facility. The site is identified on the Protected Plants Flora Survey Map as a high risk area. The facility location is identified as Category X, on the Regulated Vegetation Map, therefore vegetation clearing is not regulated under the Vegetation Management Act.</p> <p>There may be intermittent views of the facility by motorists travelling along Macdonnell Road, however the visual appearance of the facility is considered moderate given the presence of vegetation screening on adjacent sites and in the road reserve. Further, it should be acknowledged that the appearance of the facility will differ from that shown in the visual montages as vehicles will not be stationary (refer Appendix I – Visual Montages).</p> <p>To mitigate the visual appearance of the proposed facility a landscape plan has been provided for Council's consideration (refer Appendix J – Landscape Plan).</p>
Candidate B	210 Macdonnell Road, Tamborine Mountain QLD 4272 (Lot 2 RP125392)	New 15m monopole	<p>Candidate B involves replacing a redundant 12m timber pole facility with a new monopole. Candidate B is also located on the western side of Macdonnell Road. Macdonnell Road provides a boundary between the Residential and Escarpment Protection Precincts within the Tamborine Mountain Zone.</p> <p>Some vegetation clearing would be required to construct the facility. The site is identified on the Protected Plants Flora Survey Map as a high risk area. The facility location is identified as Category X, on the Regulated Vegetation Map, therefore vegetation clearing is not regulated under the Vegetation Management Act.</p> <p>While mature vegetation would provide screening on site, there is less substantial vegetation on adjacent properties and within the road reserve. As such, the facility would have a moderate appearance within the landscape.</p>

			<p>To reduce the visual appearance, the facility height could be reduced to approximately 15m. However, this would result in a reduce service coverage.</p> <p>Due to the proximity to dwellings and the visual appearance of the facility within the landscape, and the reduced coverage outcomes, Candidate B is not the preferred site.</p>
Candidate C	210 Macdonnell Road, Tamborine Mountain QLD 4272 (Lot 10 RP125392)	New 20m monopole	<p>Candidate C involves replacing a redundant guyed mast. Candidate C is also located on the western side of Macdonnell Road. Macdonnell Road provides a boundary between the Residential and Escarpment Protection Precincts within the Tamborine Mountain Zone.</p> <p>Some vegetation clearing would be required to construct the facility. The site is identified on the Protected Plants Flora Survey Map as a high risk area. The facility location is identified as Category X, on the Regulated Vegetation Map, therefore vegetation clearing is not regulated under the Vegetation Management Act.</p> <p>While shrubs would screen the base of the facility, there is limited vegetation on adjacent properties and within the road reserve. As such, the facility would have a moderate appearance within the landscape.</p> <p>Due to the proximity to dwellings and the visual appearance of the facility within the landscape, Candidate C is not the preferred site.</p>
Candidate D	186 Macdonnell Road, Tamborine Mountain QLD 4272 (Lot 3 RP125392)	New 30m monopole	<p>Candidate D is also located on the western side of Macdonnell Road. Macdonnell Road provides a boundary between the Residential and Escarpment Protection Precincts within the Tamborine Mountain Zone.</p> <p>Vegetation clearing is unlikely for this location. The site is identified on the Protected Plants Flora Survey Map as a high risk area. The facility location is identified as Category X, on the Regulated Vegetation Map, therefore vegetation clearing is not regulated under the Vegetation Management Act.</p> <p>There is limited vegetation on the site, adjacent properties and within the road reserve. As such, the facility would have a high appearance within the landscape.</p> <p>Due to the proximity to dwellings and the visual appearance of the facility within the landscape, Candidate D is not the preferred site.</p>
Candidate E	208 Macdonnell Road, Tamborine Mountain QLD 4272 (Lot 2 RP125392)	New 25m monopole	<p>Candidate E involves replacing a redundant guyed mast. Candidate E is also located on the western side of Macdonnell Road. Macdonnell Road provides a boundary between the Residential and Escarpment Protection Precincts within the Tamborine Mountain Zone.</p> <p>Some vegetation clearing would be required to construct the facility. The site is identified on the Protected Plants Flora Survey Map as a high risk area. The facility location is identified as Category X, on the Regulated Vegetation</p>

			<p>Map, therefore vegetation clearing is not regulated under the Vegetation Management Act.</p> <p>While mature vegetation would provide screening on site, there is less substantial vegetation on adjacent properties and within the road reserve. As such, the facility would have a moderate appearance within the landscape.</p> <p>Due to the proximity to dwellings and the visual appearance of the facility within the landscape, Candidate E is not the preferred site.</p>
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2.2.4 Site Selection and Preferred Location

Following an evaluation of the site, the most appropriate solution was deemed to be Candidate A. This was deemed to be the most acceptable solution for the following reasons:

- The proposal is considered to be consistent with the environmental and planning requirements;
- Due to the topography of the area there is an appropriate separation to dwellings;
- The visual appearance of the facility, as experienced by adjacent dwellings and road users, can be mitigated by implementing the proposed landscape buffers;
- A suitable tenure arrangement for the establishment of a telecommunications facility was able to be agreed with the landowner;
- The proposal meets the radio frequency (RF) objectives of Optus's network, giving the required coverage to the Tamborine Mountain area; and
- The site has access to power and appropriate access for construction and maintenance purposes.

3.3 MCU17/547 RAL17/524 Request to Negotiate a Development Permit for Material Change of Use - Aged Persons Accommodation and Reconfiguring a Lot - Boundary Realignment Scenic Rim Developments Pty Ltd c/- Jeff Nicholls Town Planning [Closed s.275(1)(g)]

Executive Officer: Acting Director Regional Services

File Reference: MCU17/547 & RAL17/524

Council resolved into closed session in accordance with the provisions of Section 275(1) of the Local Government Regulation 2012 and Council's Meetings and Other Forums Policy relating to closed session meetings to discuss this and other closed items.

Moved Cr O'Carroll
Seconded Cr McInnes

CARRIED

Following discussion in closed session of Item 3.5, Council resumed in open session for the proposal of Committee recommendations.

Moved Cr Stanfield
Seconded Cr Christensen

CARRIED

Acting Director's Recommendation

1. That Council resolve to approve the development in respect to the following property:

Real Property Description:	Lot 4 SP278108, Lot 241 SP278108
Address of property:	Oakland Way BEAUDESERT
Site area:	65.6Ha
Proposal:	Request to Negotiate a Development Permit for a Material Change of Use - Aged Persons Accommodation & Reconfiguring a Lot - Boundary Realignment (2 into 2)

2. The Infrastructure Charges Notice to be amended as follows:Stage 1:***Proposed Demand***

Use	No. of units	Unit of Measure	Charge Rate	Amount
Residential 1 or 2 bedroom dwelling - <i>Beaudesert Shire Planning Scheme 2007</i> Areas	34	\$ per 1 or 2 bedroom dwelling	\$10,119.00	\$344,046.00
Caretaker's Accommodation	1	\$ per 1 or 2 bedroom dwelling	\$10,119.00	\$10,119.00
Community Use	418m²	\$ per m² GFA plus	\$55.67	\$23,270.06
	418m²	\$ per m² impervious area	\$10.10	\$4221.80
Total				\$354,165.00

Existing Credit

Use	No. of units	Unit of Measure	Charge Rate	Amount
Residential 3 or more bedroom dwelling - <i>Beaudesert Shire Planning Scheme 2007</i> Areas	1	\$ per 3 or more bedroom dwelling	\$14,167.00	\$14,167.00
Total				\$14,167.00

Total Charge	=	Proposed Demand	-	Existing Credit
	=	\$354,165.00	-	\$14,167.00
Stage 1	=	<u>\$339,998.00</u>		

Committee Recommendation

That this item be referred for further consideration to the Ordinary Meeting to be held on 24 September 2018.

Moved: Cr Enright

Seconded: Cr McInnes

Carried

Attachments

Nil.

3.4 Water Extraction Complaint [Closed s.275(1)(f)]**Executive Officer: Acting Director Regional Services****File Reference: 02/09/006**

Council resolved into closed session in accordance with the provisions of Section 275(1) of the Local Government Regulation 2012 and Council's Meetings and Other Forums Policy relating to closed session meetings to discuss this and other closed items.

Moved Cr O'Carroll
Seconded Cr McInnes

CARRIED

Following discussion in closed session of Item 3.5, Council resumed in open session for the proposal of Committee recommendations.

Moved Cr Stanfield
Seconded Cr Christensen

CARRIED

Acting Director's Recommendation**That:**

1. A review of the complaint be undertaken to establish if there is sufficient evidence to justify further investigation; and
2. Legal advice be taken to consider whether any issues warrant further investigation.

Committee Recommendation

That the Acting Director Regional Services' recommendation be adopted.

Moved: Cr O'Carroll
Seconded: West

Carried

Attachments

Nil.

3.5 Overview of Measures to be Implemented to Respond to the Findings and Recommendations of the Audit Review of Council's Infrastructure Charges Collection Process [Closed s.275(1)(g)]**Executive Officer: Chief Executive Officer****File Reference: 19/03/004**

Council resolved into closed session in accordance with the provisions of Section 275(1) of the Local Government Regulation 2012 and Council's Meetings and Other Forums Policy relating to closed session meetings to discuss this and other closed items.

Moved Cr O'Carroll
Seconded Cr McInnes

CARRIED

Following discussion in closed session of this item, Council resumed in open session for the proposal of Committee recommendations.

Moved Cr Stanfield
Seconded Cr Christensen

CARRIED

Acting Director's Recommendation**That:**

1. Council adopt the *Internal Audit Review - High Risk Development Applications Process Review dated May 2018*, which incorporated findings and recommendations regarding Council's infrastructure charges collection process; and
2. Council adopt the actions proposed to be implemented in response to the recommendations in the *Internal Audit Review - High Risk Development Applications Process Review dated May 2018* regarding Council's infrastructure charges collection process.

Committee Recommendation

That the Acting Director Regional Services' recommendation be adopted.

Moved: Cr West
Seconded: Cr McInnes

Carried

Attachments

Nil.

4. INFRASTRUCTURE SERVICES

Nil.

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Cr N J Waistell
CHAIR
PLANNING AND DEVELOPMENT COMMITTEE