

17 PORTFOLIO - REGIONAL DEVELOPMENT, DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING**17.1 MATERIAL CHANGE OF USE - TELECOMMUNICATIONS FACILITY AT REDMANS ROAD COOLABUNIA (AND DESCRIBED AS LOT 3 ON SP307603) APPLICANT: AMPLITEL PTY LTD C/- BMM GROUP**

File Number: MCU22/0029

Author: Coordinator Development Services

Authoriser: Chief Executive Officer

PRECIS

Material Change of Use - Telecommunications Facility at Redmans Road Coolabunia (and described as Lot 3 on SP307603) Applicant: Amplitel Pty Ltd C/- BMM Group

SUMMARY

- The Applicant seeks a Development Permit for Material Change of Use (Telecommunications Facility).
- The subject site is located in the Rural Zone of the South Burnett Regional Planning Scheme.
- The application is subject to Impact Assessment as the proposed use (telecommunications facility) is not a listed use in Table 5.5.13—Rural zone.
- The development application is assessed against the entirety of the South Burnett Regional Planning Scheme, with particular focus on the:
 - Strategic Framework
 - Rural Zone Code
 - Services and Works Code
- Council issued an Information Request regarding site access and existing car park and access.
- The applicant provided a response from BMM Group Pty Ltd detailing access arrangements.
- The application underwent public notification for a period of 15 business days and twenty-nine (29) submissions were received.
- The submissions primarily raised issues regarding amenity and health concerns.
- The submissions have been addressed in the body of this report.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant code or has been conditioned to comply (refer Attachment A – Statement of Reasons).
- The application is recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

The application be approved subject to conditions.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

| Drawing Title | Prepared by | Ref No. | Rev | Date |
|------------------------------------|-------------|---------|-----|----------|
| Drawing Index and Document Control | BMM Group | DC | 2 | 28/11/22 |
| Site Layout and Access | BMM Group | S1 | 2 | 28/11/22 |
| Site Setout Plan | BMM Group | S1-1 | 1 | 07/09/22 |
| Antenna Layout | BMM Group | S1-2 | 1 | 07/09/22 |
| East Elevation | BMM Group | S3 | 1 | 07/09/22 |
| Antenna Configuration Table | BMM Group | S3-1 | 1 | 07/09/22 |

GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:

- Development Permit for Building Works

GEN3. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

GEN4. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

APPROVED USE

GEN5. The approved development is a Material Change of Use for a Telecommunication Facility, as shown on the Approved Plans.

COMPLIANCE, TIMING AND COSTS

GEN6. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

GEN7. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTENANCE

GEN8. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.

GEN9. Maintain the site in a clean and orderly state at all times.

PERMIT TO WORK ON COUNCIL ROADS

GEN10. The applicant must submit a completed Permit to Work on Council Roads Application available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

GEN11. Construction must take place outside of event times at the Pistol Club.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's Standard Drawings, relevant Australian Standards, Codes of Practice, and relevant design manuals.

- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties, or that create an increase in flood damage on other properties.
- ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG8. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

VEHICLE ACCESS

- ENG9. Design and construct a gravel vehicle turnout at the proposed access point, in accordance with Council's Standard Drawing 00049. The turnout shall be designed to accommodate the largest expected vehicle.
- ENG10. Design and construct the access track to the site with a minimum width of 4m and 150mm depth of gravel.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG11. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ADVICE – GENERAL

WHEN APPROVAL STARTS TO HAVE EFFECT

- ADV1. This development approval starts to have effect in accordance with the provisions of Section 71 of the Planning Act 2016.

WHEN APPROVAL LAPSES

- ADV2. This development approval will lapse in accordance with the provisions contained within Sections 85 and 88 of the Planning Act 2016, unless otherwise stated elsewhere within this development approval.

MATERIAL CHANGE OF USE – CURRENCY PERIOD

- ADV3. Section 85 (1)(a) of the Planning Act 2016 provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

HERITAGE

- ADV4. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care

in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV5. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

- The decision may be appealed by a properly made submitter in accordance with their rights under the Planning Act 2016. It will be the Council's responsibility to enter into appeal proceedings as a party to the appeal;
- The applicant may appeal conditions of Council's decision.
- The applicant may appeal infrastructure charges levied by Council.

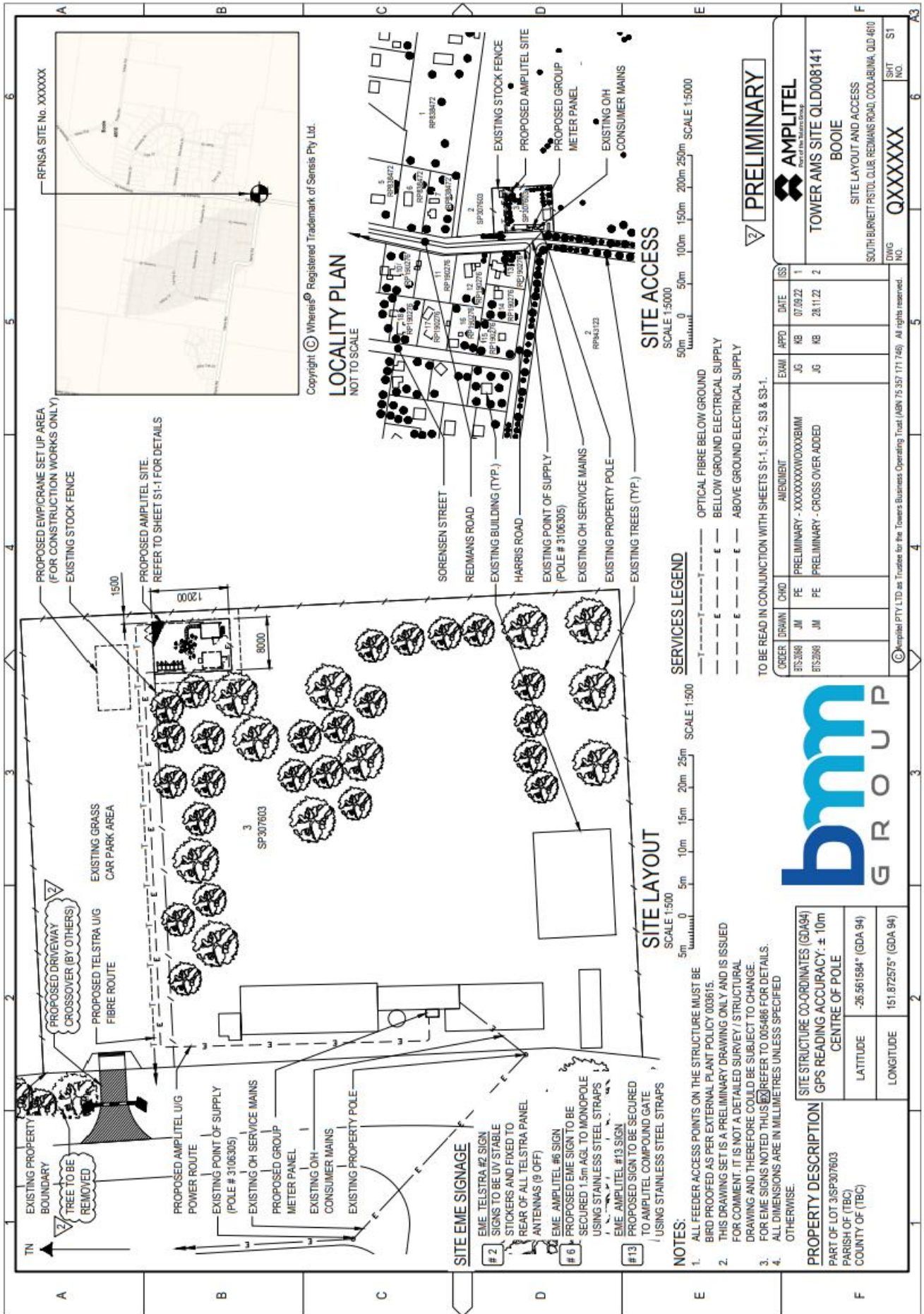
No advice can be provided with regards to risk by the recommending officer.

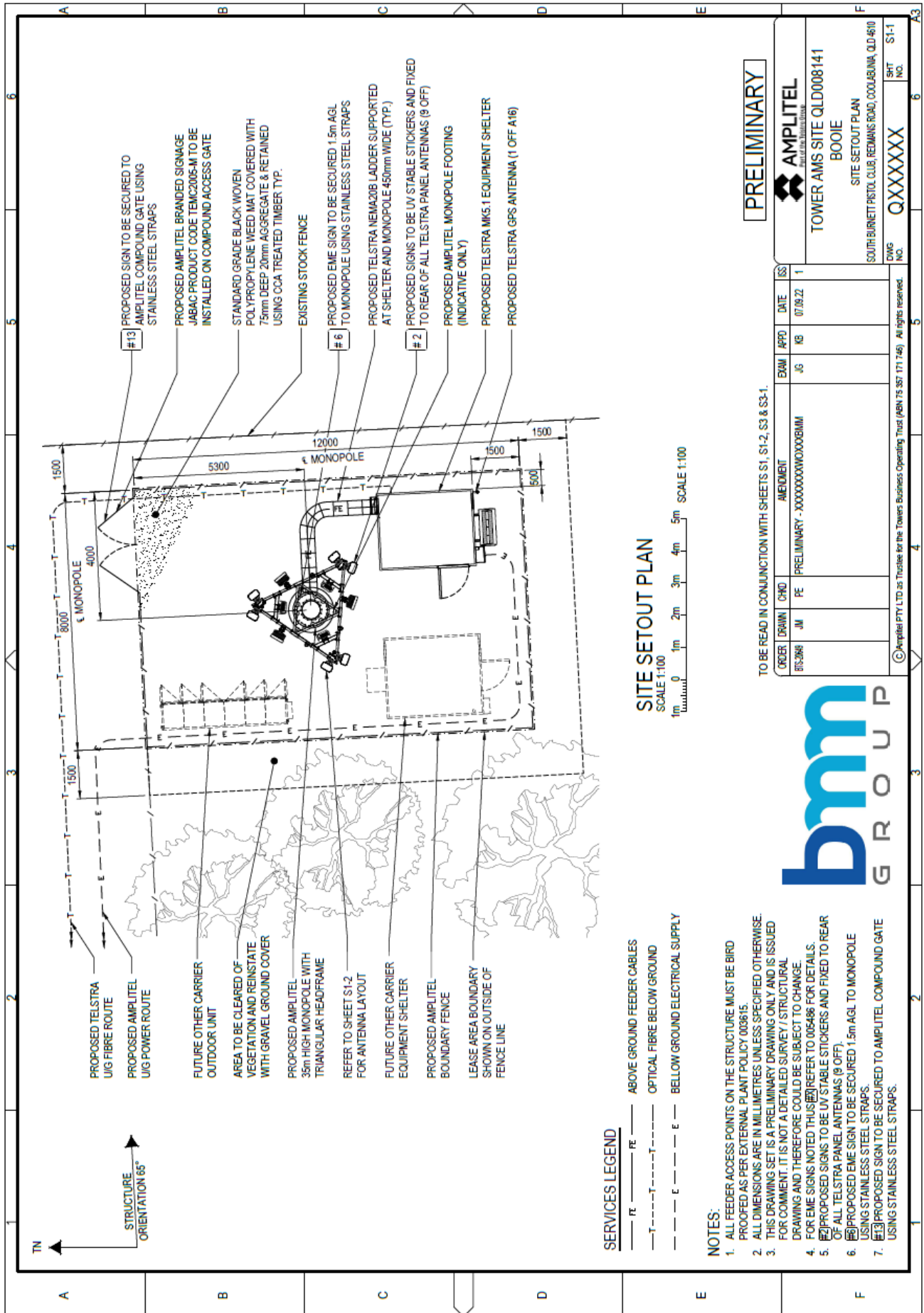
POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

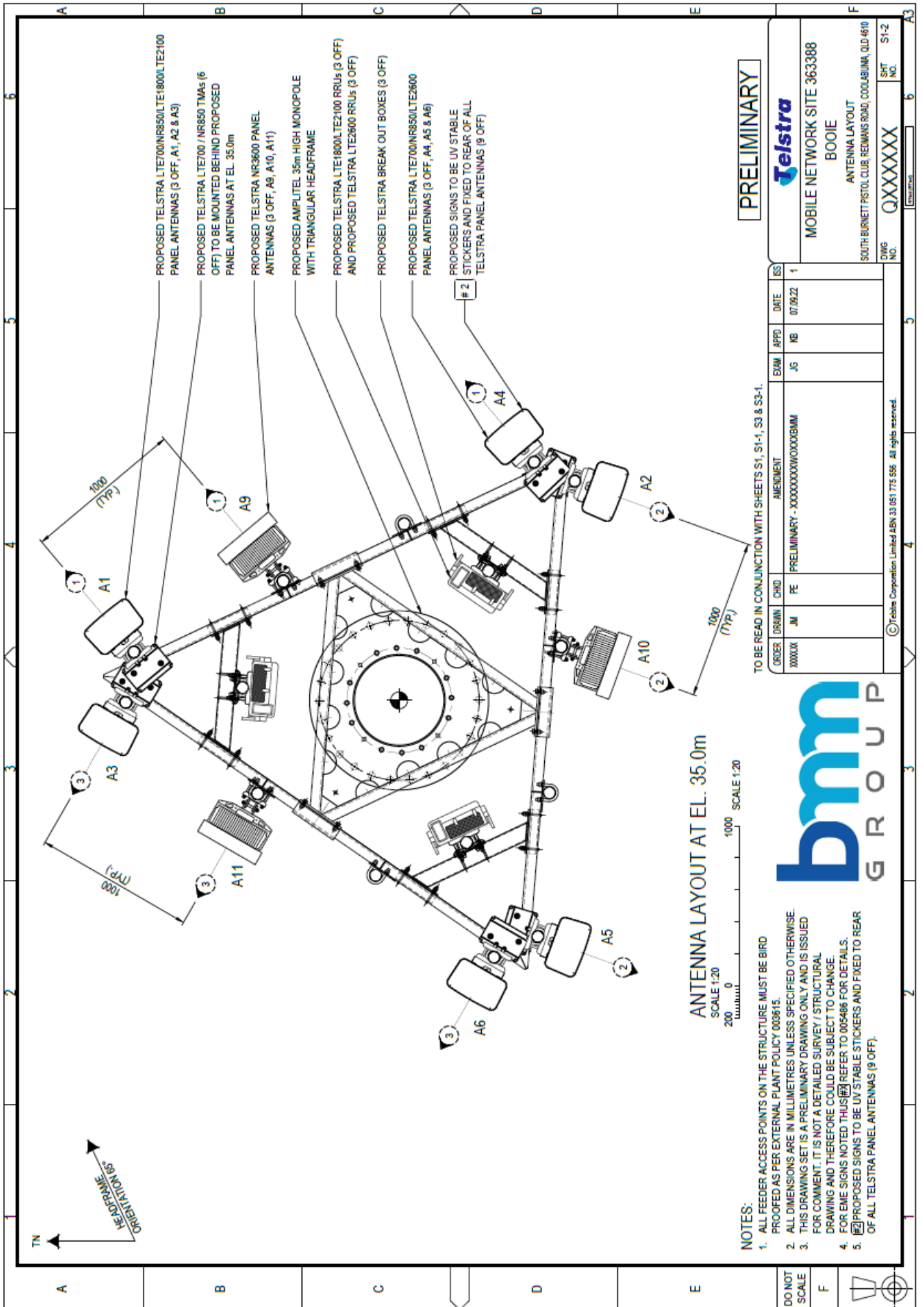
No implication can be identified.

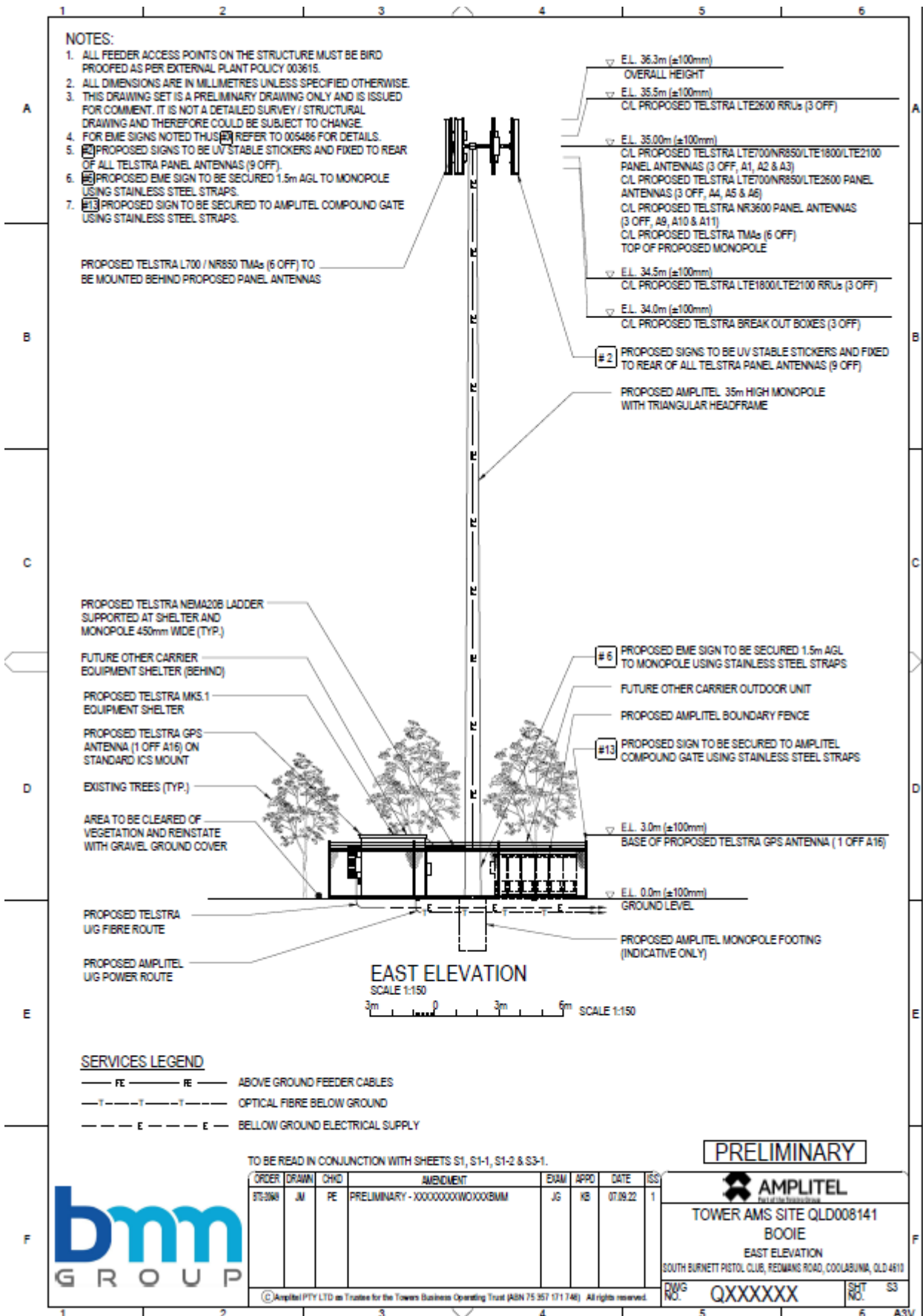
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.









| TELSTRA ANTENNA CONFIGURATION TABLE | | TELSTRA ANTENNA CONFIGURATION TABLE | |
|-------------------------------------|--|--|------------|
| ANTENNA No | ANTENNA TYPE & SIZE H x W x D | ANTENNA TYPE & SIZE H x W x D | ANTENNA No |
| A1 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | A9 |
| A2 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | A10 |
| A3 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | A11 |
| A4 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | A16 |
| A5 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | |
| A6 | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | COMMSCOPE RVVPX310.11B-T2H 2533 x 350 x 209mm | |

| ANTENNA No | ANTENNA TYPE & SIZE H x W x D | ANTENNA HEIGHT C/L A.G.L. | PHYSICAL ANTENNA BEARING (°T) | SECTOR NO. & TECHNOLOGY | ANTENNA ACTION REQUIRED | ANTENNA HEIGHT C/L A.G.L. | PHYSICAL ANTENNA BEARING (°T) | SECTOR NO. & TECHNOLOGY |
|------------|---|---------------------------|-------------------------------|-------------------------|-------------------------|---------------------------|-------------------------------|-------------------------|
| A9 | ERICSSON AIR6488 (800 x 410 x 200mm) | 35m | 50° | S1: NR3600 | INSTALL | 35m | 50° | S1: NR3600 |
| A10 | ERICSSON AIR6488 (800 x 410 x 200mm) | 35m | 200° | S2: NR3600 | INSTALL | 35m | 200° | S2: NR3600 |
| A11 | ERICSSON AIR6488 (800 x 410 x 200mm) | 35m | 300° | S3: NR3600 | INSTALL | 35m | 300° | S3: NR3600 |
| A16 | ROSENBERGER GPS-36-N-SA | 3m (BASE OF CP[S]) | - | - | INSTALL | 3m (BASE OF CP[S]) | - | - |

PRELIMINARY



MOBILE NETWORK SITE XXXXX
BOOIE
ANTENNA CONFIGURATION TABLE
SOUTH BURNETT PISTOL CLUB, REMANS ROAD, COOLABINA, QLD 4610

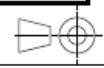
TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1, S1-2 & S3

| ORDER NO | CHD | AMENDMENT | EXAM APPD | DATE | BS |
|----------|-----|----------------------------------|-----------|----------|----|
| XXXXXX | FE | PRELIMINARY - XXXXXXXXXXXXXXXXXX | JG | 07/09/22 | 1 |



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DO NOT SCALE



REPORT

The applicant seeks approval for a Development Permit for a Material Change of Use for a Telecommunications Facility.

| APPLICATION SUMMARY | |
|---------------------------------------|--------------------------------------|
| Applicant: | BMM Group Pty Ltd |
| Proposal: | Proposed Telecommunications Facility |
| Properly Made Date: | 31 October 2022 |
| Street Address: | Redmans Road, KINGAROY |
| RP Description: | Lot 3 on SP307603 |
| Assessment Type: | Impact assessable |
| Number of Submissions: | 29 |
| State Referral Agencies: | None |
| Referred Internal Specialists: | Engineering |

The following table describes the key development parameters for the proposal:

| PROPOSED DEVELOPMENT | |
|-------------------------------------|-----------------------------|
| Proposed Development: | Telecommunications Facility |
| Variations Sought: | N/A |
| Level of Assessment: | Impact assessment |
| Area to be used: | 96m ² |
| Impervious Area: | 36.3 metres |
| Site Cover: | Less than 50sqm |
| Car Parking Spaces: | Less than 50sqm |
| Service Vehicle Provision: | None |
| Submissions Received: | None |
| Decision Making Period Ends: | 29 |

The Applicant seeks a Development Approval for a Material Change of Use for a Telecommunications Facility. It consists of a fenced 'compound' area accessed via a new driveway directly to Redmans Road. The compound is set back approximately 65m from Redmans Road, is 96m² in size and will contain a 35m Monopole (with a headframe and antennas on top of the monopole) and an equipment shelter.

The facility is a Telstra 4G/5G phone tower proposed to improve mobile and broadband performance in the area (the south eastern side of Kingaroy), while providing capacity for other telecommunications carriers to co-locate in the area.

The applicant identified a site selection process, summarised as follows:

1. The need for a new facility is identified through analysis of the mobile network. In this case the performance of the network in south eastern Kingaroy is affected by the distance to existing facilities (at Kingaroy Shopping World – 4.25km to the northwest), increasing number of users and topography.
2. A search ring is established to determine the area of a new facility to deliver the required network improvement.
3. Opportunities for co-location are investigated (where a second tower can be placed near an existing tower). In this case the existing tower locations were unsuitable to service the south eastern side of Kingaroy.

4. A short list of greenfield sites is selected. In this case 3 sites were selected along Redmans Road.
5. A final site is selected. In this case two of the three sites were ruled out because the landowners were unresponsive and/or because there were topographical or access issues.

SITE DETAILS:

| SITE AND LOCALITY DESCRIPTION | | |
|--------------------------------------|--|----------------------------|
| Land Area: | 6584.06m ² | |
| Existing Use of Land: | Shooting Range (South Burnett Pistol Club) | |
| Road Frontage: | Approximately 93 metres to Redmans Road | |
| Road/s | Road Hierarchy | |
| Redmans Road | Urban Collector | |
| Easements | Nil | |
| Significant Site Features: | Pistol Club | |
| Topography: | Relatively level topography | |
| Surrounding Land Uses: | Land Use | Zone/Precinct |
| North | Large lot residential | Rural residential |
| South | Rural land | Rural |
| East | Rural land | Rural |
| West | Large lot residential & rural land | Rural residential Rural |
| Services: | Electricity | |

Background / Site History

Council does not have a record of the approval granted for the Pistol Club, but the area in question is used for parking associated with the club. The applicant identified that Pistol Club has organised events on Wednesdays (6pm to 9pm) and on weekends and it is these events that draw the largest number of people. The applicant advised that construction and maintenance would be undertaken outside of event days/times.

Council has a record of one approval over the property (described in the table below) for a boundary realignment. The conditions of that boundary realignment required a new access to be constructed to the property (in accordance with Council’s standard drawing for a Rural Access). In response to Council’s information request the applicant has confirmed that the conditions of this approval will be satisfied (including construction of the access which will also provide access to the proposed development) prior to commencement of the use.

| APPLICATION NO. | DECISION AND DATE |
|---|-----------------------------|
| RAL18/0024 Development Permit for Reconfiguration of a Lot (Boundary Realignment) | Approved on 19 October 2018 |

Aerial Image



Figure 1 - Aerial Image (Source: Qld Globe)

Locality Plan



Figure 2 - Locality Plan (Source: IntraMaps)

ASSESSMENT:**Framework for Assessment**Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

The following sections of the *Planning Act 2016* are relevant to this application:

- (5) An *impact assessment* is an assessment that—
- (a) must be carried out—
- (i) against the assessment benchmarks in a categorising instrument for the development; and
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

Note—

See section 277 for the matters the chief executive must have regard to when the chief executive, acting as an assessment manager, carries out a code assessment or impact assessment in relation to a State heritage place.

In regard to the prescribed regulation, being the Planning Regulation 2017, the following sections apply in the assessment of this application:

30 Assessment benchmarks generally—Act, s 45

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - (a) the assessment benchmarks stated in—
 - (i) the regional plan for a region; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) a temporary State planning policy applying to the premises;
 - (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;
 - (c) if the local government is an infrastructure provider—the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

| PLANNING REGULATION 2017 DETAILS | |
|---|--|
| Assessment Benchmarks: | Nil State Planning Policy 2017 |
| WBB Regional Plan Designation: | Regional Landscape & Rural Production Area |

The State Planning Policy (SPP - July 2017) commenced on the 3rd of July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 states an assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme. The SPP is not integrated into the scheme so an assessment of relevant policies has been undertaken.

In summary, the proposed development has been assessed against and has been determined to comply with the relevant outcomes sought by the SPP.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

| | |
|---|---|
| Planning Scheme: | South Burnett Regional Council Planning Scheme Version 1.4 |
| Strategic Framework Land Use Category: | Rural Important Agricultural Areas |
| Zone: | Rural |
| Precinct: | N/A |
| Assessment Benchmarks: | The Planning Scheme <ul style="list-style-type: none"> • Strategic Framework • Rural Zone Code • Services and Works Code |

Strategic Framework

As an impact assessable application, an assessment against the Strategic Framework is required. The following section responds to the relevant themes and strategic outcomes of the Strategic Framework:

- Settlement Pattern Theme

Relevant Strategic Outcomes include:

(3) Kingaroy develops as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns develop at a scale that supports Kingaroy’s role while providing a more localised level of service.

(7) The boundary between urban and rural areas is well-defined, particularly along the main approaches to Kingaroy and the other towns where that characteristic is already established. Further strip development is discouraged and buffering is utilised to minimise land use conflicts.

(10) The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.

Response

The proposed development will support Kingaroy as the main activity centre for the region through improvement of the telecommunications network. The proposed development is on a lot in the rural zone, however one that is already established for an urban use. The visual character of the area is influenced by other infrastructure and development as discussed later in this report. A number of submissions identified health risks from the proposed development (and while the planning scheme in this context predominantly refers to risks from natural hazards and extractive/industrial development), this matter is discussed later in this report.

- Rural Futures Theme

Relevant Strategic Outcomes include:

(1) The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities.

(3) Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained.

Response

The proposed development is over a very small area of the site which is already utilised by the pistol club. For this reasons there will be no impact on agricultural opportunities. The proposed development is technically a non-rural use but one that supports the rural base through enhanced telecommunication opportunities.

- Strong Economy Theme

Relevant Strategic Outcomes include:

(5) Economic development is enhanced by infrastructure that strengthens and develops linkages with the Southeast Queensland, the Darling Downs and the Wide Bay/Fraser Coast.

Response

The proposed development will enhance telecommunications infrastructure in the area, which will reinforce linkages to other areas.

- Strong Communities Theme

Relevant Strategic Outcomes include:

(6) The role of visual character in defining township identity and creating traditional streetscapes is reinforced.

(7) Community health and safety, sensitive land use (as defined in the Regulation) and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.

(8) Sensitive land use (as defined in the Regulation) are protected from the impacts of previous activities that pose a risk to people or property.

Response

Visual amenity and character is described later in this report and it is not considered that there will be an unacceptable detrimental impact as a result of the proposed development. As described earlier, health and safety impacts in the context of the strategic outcomes above primarily relate to natural hazards and those from extractive and industrial development. This is nevertheless discussed later in this report.

- Infrastructure & Servicing Theme

Relevant Strategic Outcomes include:

(1) New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.

Response

The proposed development enhances telecommunications infrastructure in a location where it is easily accessible for maintenance.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Rural Zone Code

The purpose of the Rural Zone Code is to provide for rural uses and activities, and other uses which are compatible with existing and future rural uses. The relevant overall outcomes are identified below:

(a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.

(b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.

...

(d) Infrastructure is provided at a standard normally expected in rural locations.

(e) Areas of land used for primary production are conserved and not unnecessarily fragmented.

(f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.

...

(i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.

...

(m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.

Response:

The proposed development is on land in the rural zone, however that which is currently (and has historically) been used in association with the pistol club. On this basis there is no loss of agricultural potential or utility. It is not for a rural use, but it is an essential piece of infrastructure which will benefit adjoining residential areas as well as the surrounding rural context. As discussed later in this report the proposed development is not considered out of character or visually obtrusive in its setting.

The following table sets out an assessment of the proposal against the assessment benchmarks for the Rural Zone Code.

Table 6.2.13.3 Criteria for assessment

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|--|--|---|
| Section 1 General | | |
| <p>PO1 Development maintains rural amenity and character.</p> | <p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>and</p> <p>AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the Environmental Protection (Air) Policy 1997 or the Environmental Protection (Noise) Policy 1997.</p> | <p>AO1.1 Complies. There are no buildings proposed however all structures are more than 20m from the road frontage.</p> <p>AO1.2 The use is not associated with any odour, noise or air emissions in excess of those identified in the listed policies.</p> |
| <p>PO2 Development does not jeopardise the rural production capacity of the Zone.</p> | <p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes | <p>PO2 N/A</p> |

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|--|---|---|
| | <p>capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p> | |
| <p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p> | <p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p> | <p>AO3.1 Complies. The area is currently clear of vegetation.</p> <p>AO3.2 There are no known stormwater or watercourses traversing the site.</p> <p>AO3.3 N/A</p> |
| <p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p> | <p>AO4.1 Uses and associated works are confined to slopes not exceeding: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.</p> | <p>AO4.1 N/A.</p> |
| <p>PO5</p> | <p>AO5.1</p> | <p>PO5</p> |

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|--|---|---|
| Development is adequately serviced. | <p>A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p> | The proposed use does not require the connections listed with the exception of electricity, which will be connected. |
| <p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. | <p>AO6.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p> | <p>AO6.2 Complies. There is no known contamination of the land.</p> <p>AO6.2 N/A</p> |
| Section 2 Where in the vicinity of an existing intensive animal industry (PO7) | | Not Applicable. The site is not in the vicinity of an existing intensive animal industry. |
| Section 3 Caretaker’s accommodation (PO8-PO9) | | Not Applicable. The proposed development is not for a caretaker’s accommodation. |
| Section 4 Home based businesses (PO10-PO13) | | Not Applicable. The proposed development is not for a home-based business. |
| Section 5 Secondary dwelling (PO14) | | Not Applicable. The proposed development is not for a secondary dwelling. |
| Section 6 For development affected by one or more overlays | | |
| Agricultural land overlay | | |
| <p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p> | <p>AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p> <p>Or</p> | <p>PO15 Complies. The proposed development is on the site of the existing Pistol Club and is small in area. There is no loss of the existing productive capacity or Utility of the land.</p> |

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|---|---|------------------------------------|
| | <p>AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>Or</p> <p>AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>Or</p> <p>AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. <p>And</p> <p>AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p> | |
| Airport environs overlay | | |
| Public safety sub-area | | |
| <p>PO16 Development located at the end of runways does not</p> | <p>AO16.1 Development does not include the following within an airport's</p> | <p>N/A</p> |

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|---|---|------------------------------------|
| <p>increase the risk to public safety.</p> | <p>public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. | |
| <p>Wildlife hazards sub-area</p> | | |
| <p>PO17 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p> | <p>AO17.1 Development located within 3km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities. Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential.</p> <p>and</p> <p>AO17.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife.</p> | <p>N/A</p> |

| Performance outcomes | Requirements for accepted development and assessment benchmarks | Assessment of proposed development |
|--|---|---|
| | and AO17.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport. | |
| Biodiversity Overlay (PO18-PO20) | | Not Applicable. The site is not within the mapped Biodiversity overlay. |
| Bushfire Hazard Overlay (PO21-PO24) | | Not Applicable. The site is not within the mapped Bushfire hazard overlay. |
| Extractive industry overlay (PO25-PO27) | | Not Applicable. The site is not within the mapped Extractive industry overlay. |
| Flood hazard overlay (PO28-PO31) | | Not Applicable. The site is not within the mapped flood hazard overlay. |
| Historic subdivision overlay (PO32-PO33) | | Not Applicable. The site is not within the mapped historic subdivisions overlay. |
| Landslide hazard overlay (PO34-PO35) | | Not Applicable. The site is not within the mapped landslide hazard overlay. |
| Regional infrastructure overlay (PO36-PO38) | | Not Applicable. The site is not within the mapped regional infrastructure overlay. |
| Water catchments overlay (PO39) | | Not Applicable. The site is not within the mapped water catchments overlay. |

Summary of Compliance with Rural Zone Code:

The proposed development demonstrates compliance with the Rural zone code. A performance outcome is sought with respect to infrastructure provision however the proposed connections to services is considered appropriate in the context of the type of development proposed.

8.4.2 Services and Works Code

| Performance outcomes | Assessment benchmarks | Assessment of proposed development |
|--|--|---|
| Section 1 General | | |
| <p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p> | <p>AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p> | <p>PO1 Not Applicable. The development presents a very small extent of impervious surfaces and does not necessitate the need for a stormwater management plan.</p> |
| <p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p> | <p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management;</p> <p>and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p> | <p>PO2 Not Applicable. The development does not necessitate the need for a wastewater connection.</p> |
| <p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p> | <p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p> | <p>PO3 Erosion and sediment control measures can be conditioned.</p> |
| <p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p> | <p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p> | <p>PO4 Not Applicable. There are no identified stormwater</p> |
| Section 2 Infrastructure | | |
| <p>PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented</p> | <p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p> | <p>AO5.1 Complies. The site is within the Rural Zone, fronting to a sealed road.</p> <p>AO5.2</p> |

| Performance outcomes | Assessment benchmarks | Assessment of proposed development |
|---|--|---|
| Section 3 Vehicle parking | | |
| <p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p> | <p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p> | |
| Section 4 Landscaping | | |
| <p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p> | <p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p> | <p>PO7 Not Applicable. This development application does not necessitate the need for landscaping.</p> |

| Performance outcomes | Assessment benchmarks | Assessment of proposed development |
|--|---|---|
| <p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p> | <p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> | <p>PO8 Not Applicable. This development application does not necessitate the need for landscaping.</p> |
| <p>Section 5 Filling and excavation</p> | | |
| <p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p> | <p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p> | <p>PO9 Complies. Not cut or fill proposed.</p> |

| Performance outcomes | Assessment benchmarks | Assessment of proposed development |
|--|---|---|
| <p>PO10 Filling or excavation does not cause damage to public utilities.</p> | <p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p> | <p>PO10 Complies. Not cut or fill proposed.</p> |
| <p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p> | <p>AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p> | <p>PO11 Complies. Not cut or fill proposed.</p> |
| <p>Section 6 All operational work subject to an overlay (PO12-PO18)</p> | | <p>Not Applicable. The proposed development does not involve operational work.</p> |

Summary of Compliance with Services and Works Code:

It is considered that the development is provided with appropriate access and provided with the applicable services for land in the Rural zone and the nature of use.

Local Categorising Instrument – Variation Approval

Not Applicable.

Local Categorising Instrument – Temporary Local Planning Instrument

Not Applicable.

CONSULTATION:

Referral Agencies

None

Other Referrals

| <i>INTERNAL SPECIALIST</i> | <i>REFERRAL</i> | <i>REFERRAL / RESPONSE</i> |
|----------------------------|-----------------|--------------------------------|
| Engineering | | Approval subject to conditions |

Information Request

On 24 November 2022, Council issued an information request requesting further information relating to the proposed site access and how construction traffic/parking will be managed in light of existing congestion from the pistol club.

In response, BBM Group Pty Ltd provided a response on 29 November 2022, providing amended drawings which show the approved driveway location and acknowledging it would need to be constructed prior to the commencement of the use. In response to the concern about traffic congestion, the applicant identified the times/days where the pistol club held events (where parking demand was highest) and committed to construction outside these hours.

Public Notification

Public Notification was undertaken from 9 December 2022 to 18 January 2023 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules. A notice was published in South Burnett Today on 8 December 2022, with a notice placed on the premises in accordance with the Development Assessment Rules on 8 December 2022, and the owners of all lots adjoining the premises notified on 7 December 2022.

The notice of compliance confirming the above actions occurred was received on 18 January 2023.

29 submissions were received during the public notification period. Council has determined that one of the submissions was not-properly-made. All were in objection to the proposed development. Council also received informal correspondence objecting to the proposed development. The most common point of objection was the potential health risks associated with the proposed development, however following list summarises the issues raised:

1. Health risks (electromagnetic) radiation;
2. Property Values;
3. Visual Impacts/Rural Amenity;
4. Inconsistent land use in the Rural zone; and
5. Access/Traffic/Parking.

Via correspondence dated 7 February 2023 the applicant provided a response to the submissions. This included (in relation to the above themes):

1. Health Risks

The response to submissions included a substantial response to these issues (being the primary concern raised in submissions. The tower operator (Telstra) relies on guidance from the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) with respect to electromagnetic energy (EME) and public safety. The ARPANSA standard is designed to protect people of all ages and health status against all known adverse health effects from exposure to EME 24 hours per day 7 days per week. A condition of the license to operate the

facility is that the EME levels comply with these standards/safety regulations. The limits set by are conservative and well below the levels at which established health effects occur.

The limits are achieved by setting a limit on the strength of signal that can be emitted, rather than a limit on the distance that sensitive uses can be located. This explains why there are a number of facilities located in residential environments, recreational areas and hospitals.

Attached to the response to submissions is a report on the maximum EME associated with the proposed facility at a range of locations up to 500m. The maximum EME calculated for the proposed facility is 1.36% of the allowable (100%) standard (noting the above comments about the conservative nature of this standard). Once established the facility must be reviewed for compliance by a certified and accredited person, with a site compliance certificate prepared by the National Association of Testing Authorities (NATA).

2. Property Values

Property values is not a relevant ground of objection. In addition, as the applicant has identified, improved access to telecommunications has the potential to have a positive influence on property values and there is little evidence of property values decreasing in residential areas where similar facilities have been established.

3. Visual Impacts/Rural Amenity

The proposed facility is in the Rural Zone where large infrastructure is often commonplace (sheds, silos, major utility infrastructure, etc). In that sense a large tower is not considered incompatible with reasonable expectations for the zone. The applicant's response to submissions included a series of photomontages showing the proposed development from various view points. In the context of the site (which is close to other urban development including low level infrastructure, but within the rural zone) and in light of screening along road corridors that limits the view corridors to the proposed facility, the visual impacts are considered acceptable.

4. Inconsistent Use in the Rural Zone

The proposed use is identified as impact assessable under the Planning Scheme, requiring an assessment against the entire planning scheme including the strategic framework. That assessment is the subject of this report and it has been determined that there is compliance with the planning scheme.

5. Access/Car Parking

As noted earlier in this report access to the site will be via the approved access which will be required to be constructed to the appropriate standard prior to the commencement of the use. Traffic associated with the proposed facility will be very limited once operational. Construction will be limited to times where no events are occurring at the Pistol Club which will limit congestion on and surrounding the site.

CONCLUSION:

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

RECOMMENDATION:

It is recommended that the application for Material Change of Use for Telecommunication Facility at Redmans Road, Coolanbunia (and described as Lot 3 on SP307603) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

ATTACHMENTS

1. **Attachment A - Statement of Reasons** [!\[\]\(756219e9389f679d57027482aa5cf5fc_img.jpg\)](#) 
2. **Attachment B - Infrastructure Charges Notice** [!\[\]\(8175e06aff05874f50e11ffc448e6860_img.jpg\)](#) 

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

| SITE DETAILS | |
|-------------------------------|---|
| Applicant: | BMM Group Pty Ltd |
| Proposal: | Reconfiguring a Lot (1 lot into 3 lots) |
| Properly Made Date: | 31 October 2022 |
| Street Address: | Redmans Road, Coolabunia |
| RP Description: | Lot 3 on SP307603 |
| Assessment Type: | Impact Assessable |
| Number of Submissions: | 10 |
| Decision: | Approved subject to conditions |
| Decision Date: | 22 February 2023 |

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Strategic Framework
- Rural Zone Code
- Services and Works Code

2. Reasons for the Decision

The reasons for this decision are:

- The proposal has been assessed against the relevant assessment benchmarks in the South Burnett Regional Council Planning Scheme 2017 including the strategic framework and has been determined to demonstrate compliance.
- The proposal is not subject to any constraints by mapped overlays
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements for infrastructure and servicing delivery standards.
- The applicant identified a need for the proposed development to improve mobile and broadband service in the area.

Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE*(Section 119 of the Planning Act 2016)*

APPLICANT: BMM Group Pty Ltd
4 Briggs Street
TARINGA QLD 4068

APPLICATION: Telecommunications Facility

DATE: 14/02/2023

FILE REFERENCE: MCU22/0029

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**
(Details of how these charges were calculated are shown overleaf)

| | |
|--------|---|
| \$0.00 | Water Supply Network |
| \$0.00 | Sewerage Network |
| \$0.00 | Transport Network |
| \$0.00 | Parks and Land for Community Facilities Network |
| \$0.00 | Stormwater Network |

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: **Lot 3 SP307603**

SITE ADDRESS: Redmans Rd, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

| Development Description | Number of Units | Units of Measure | Charge Rate | Reference | Amount |
|-----------------------------------|-----------------|------------------|-------------|--------------|--------|
| Specialised Use (Telecomms Tower) | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Discounts*

| Description | Number of Units | Units of Measure | Discount Rate | Reference | Amount |
|-------------|-----------------|------------------|---------------|--------------|--------|
| Nil | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Sewerage

Adopted Charges

| Development Description | Number of Units | Units of Measure | Charge Rate | Reference | Amount |
|-----------------------------------|-----------------|------------------|-------------|--------------|--------|
| Specialised Use (Telecomms Tower) | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Discounts*

| Description | Number of Units | Units of Measure | Discount Rate | Reference | Amount |
|-------------|-----------------|------------------|---------------|-----------|--------|
| | | | \$0.00 | | \$0.00 |

Transport

Adopted Charges

| Development Description | Number of Units | Units of Measure | Charge Rate | Reference | Amount |
|-----------------------------------|-----------------|------------------|-------------|--------------|--------|
| Specialised Use (Telecomms Tower) | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Discounts*

| Description | Number of Units | Units of Measure | Discount Rate | Reference | Amount |
|-------------|-----------------|------------------|---------------|-----------|--------|
| | | | \$0.00 | | \$0.00 |

Parks and Land for Community Facilities

Adopted Charges

| Development Description | Number of Units | Units of Measure | Charge Rate | Reference | Amount |
|-----------------------------------|-----------------|------------------|-------------|--------------|--------|
| Specialised Use (Telecomms Tower) | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Discounts*

| Description | Number of Units | Units of Measure | Discount Rate | Reference | Amount |
|-------------|-----------------|------------------|---------------|-----------|--------|
| | | | \$0.00 | | \$0.00 |

Stormwater

Adopted Charges

| Development Description | Number of Units | Units of Measure | Charge Rate | Reference | Amount |
|-----------------------------------|-----------------|------------------|-------------|--------------|--------|
| Specialised Use (Telecomms Tower) | - | - | \$0.00 | CR Table 2.2 | \$0.00 |

Discounts*

| Description | Number of Units | Units of Measure | Discount Rate | Reference | Amount |
|-------------|-----------------|------------------|---------------|-----------|--------|
| | | | \$0.00 | | \$0.00 |

Levied Charges

| Development Description | Water Supply | Sewerage | Transport | Parks & Land for Community Facilities | Stormwater | Total |
|-----------------------------------|---------------|---------------|---------------|---------------------------------------|---------------|---------------|
| Specialised Use (Telecomms Tower) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

INFORMATION NOTICE

| | |
|---|---|
| Authority and Reasons for Charge | This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability. |
| Appeals | Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights. |
| Automatic Increase Provision of charge rate (\$) | <p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p> |
| GST | The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt. |
| Making a Payment | <p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p> |

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au